

PART 4 – DEVELOPMENT STANDARDS

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Chapter 1 – Development Standards Administration

Section 4-101 Purpose and Applicability.

Section 4-102 General Regulations and Approval Criteria.

Section 4-103 Reference to Other Design Guidelines and Standards.

Section 4-101 Purpose and Applicability.

- A. Purpose.** Part 4 provides standards for development density, height, setbacks, lot coverage, building design, parking, landscape, access and circulation for pedestrians and vehicles, signs, lighting, and infrastructure ~~and transportation demand management~~. The intent of these regulations is to conserve and enhance design character and aesthetic values throughout the City; support crime prevention and safety including accessibility for persons with disabilities; and provide multi-modal transportation options for the general public.

- B. Applicability.** Unless otherwise noted, all uses and developments shall conform to Part 4, Development Standards.

Section 4-102 General Regulations and Approval Criteria.

- A. Commencement of Use or Development.** A development shall not be constructed, or a use commenced, except after its applications or plans are approved by the City in conformance with this Code.
- B. Exceptions to Part 4.** Exceptions to a standard requires approval of a variance under Section 6-311.
- C. Conformance to Approved Plans Required.** Any expansion of building or use, or development of land, shall conform to plans approved under Part 6. When an approval under Part 6 is required, the City may not issue a building permit, electrical permit or a mechanical permit for the project until the approval has been granted.
- D. Completion or Bonding Prior to Occupancy Permit.** Prior to issuance of an occupancy permit, all required improvements shall be installed in accordance with plans approved by the Development Services Department. Alternatively, the Development Services Department may accept a cash deposit, bond or an irrevocable letter of credit in an amount guaranteeing the complete installation of the required plant material and irrigation system within six (6) months. Failure to install the plant material and irrigation system shall result in the forfeiture of the deposit, bond, or letter of credit, and be deemed a violation of this Code.
- E. Maintenance.**
1. The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the City for such areas and features. Any deterioration shall be considered a violation of this Code and any applicable ordinances.
 2. Any landscape feature required in this section that does not survive, function properly, or is in need of repair, shall be replaced within thirty (30) days of its demise or damage. The Development Services Manager may approve an extension request when provided in writing, based on conflicts arising from construction activity, seasonal availability of materials, or a similar hardship.
 3. The removal or destruction of landscape material, lighting or other material or equipment required in this section previously approved by the city, shall constitute a violation of this Code. Replacement of landscape material shall be of like size and quality as that which was removed or destroyed, or alternate material may be approved by the Development Services Manager.

4. Landscape features, irrigation systems, walls, screening devices, curbing, lighting and other features required by the City shall be reasonably maintained.
5. Modifications or removal of existing landscape features, lighting, walls, screening devices or other features required in this section shall require prior approval by the Development Services Manager.
6. Plant material and trees shall be pruned to promote a healthy growth pattern, natural characteristic form, and shade.
7. The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.

Section 4-103 Reference to Other Design Standards and Guidelines ~~and~~ Standards.

- A. **Overlay Districts.** The overlay district design and development standards contained in Part 5 are also applicable. When conflicts occur between the standards in Part 5 and Part 4, the standards in Part 5 shall apply. The Development Services Manager has the authority to resolve conflicts between design standards and guidelines.
 1. **Design Guidelines.** The Appendix contains design guidelines and criteria that may be applicable to the projects reviewed under Part 3.

Chapter 2 General Development Standards

- Section 4-201 Purpose and Applicability.**
- Section 4-202 Development Standards for Residential Districts.**
- Section 4-203 Development Standards for Commercial and Mixed-Use Districts.**
- Section 4-204 Development Standards for Office/Industrial Districts.**
- Section 4-205 Exceptions.**

Section 4-201 Purpose and Applicability.

This Chapter provides general standards for development density; building height, lot coverage, and setbacks; and clear vision areas for all of the base land use districts. General development standards for Tempe's overlay districts are provided in Part 5.

Section 4-202 Development Standards for Residential Districts.

Tables 4-202A, 4-202B, and 4-202C, respectively, provide the development standards for Tempe's single family residential and agricultural districts, multiple family residential districts, and mobile home districts.

Table 4-202A Development Standards in Agricultural and Single Family Districts¹

| Standard | AG | R1-15 | R1-10 | R1-8 | R1-7 | R1-6 | R1-5 | R1-4 | R1-PAD |
|--|-------------|-------------|-------------|------------|------------|------------|------------|--|--------|
| Minimum Net Site Area (square feet) per dwelling | 43,560 s.f. | 15,000 s.f. | 10,000 s.f. | 8,000 s.f. | 7,000 s.f. | 6,000 s.f. | 5,000 s.f. | 4,000 s.f. except 3,000 s.f. for common wall | NS |
| Density (DU/Acre) | 1 | 2.40 | 2.80 | 3.35 | 3.75 | 4.00 | 6 | 8 | NS |
| Minimum Lot Width in Feet | 115 ft. | 115 ft. | 90 ft. | 80 ft. | 70 ft. | 60 ft. | NS | NS | NS |
| Minimum Lot Length in Feet | 150 ft. | 120 ft. | 100 ft. | 100 ft. | 100 ft. | 100 ft. | NS | NS | NS |
| Maximum Height in Feet | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 35 ft. | NS |
| Maximum Lot Coverage (% of net site area) | 25% | 45% | 45% | 45% | 45% | 45% | NS | NS | NS |
| Setback in Feet:(c) [See Setback Exceptions, Sec. 4-205B] | | | | | | | | | |
| Front - Building | 40 ft. | 35 ft. | 30 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 15 ft. except 20 ft. for garage | NS |
| Front – Porch | 35 ft. | 30 ft. | 25 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 10 ft. | NS |
| Side | 20 ft. | 15 ft. | 10 ft. | 7 ft. | 7 ft. | 5 ft. | 5 ft. | 5 ft. (a) | NS |
| Rear | 35 ft. | 30 ft. | 25 ft. | 20 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | NS |
| Street Side (b) | 25 ft. | 20 ft. | 15 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | NS |

NS= No Standard.

(a) 0' for common wall

(b) Street side yard setback for corner lots adjacent to key lots shall be increased by 10 additional feet

(c) See also, Section 3-402 for setbacks applying to accessory structures and buildings.

¹ An overlay district may modify the above standards. See Part 5.

Table 4-202B - Development Standards in Multifamily Districts²

| Standard | R-2 | R-3R | R-3 | R-4 | R-5 |
|--|------------------|------------------|------------------|------------------|------------------|
| Density (DU/acre) | 10 | 15 | 20 | 25 | 30 |
| Minimum Site Area/Dwelling Unit (square feet) | 3,600 sf | 2,900 sf | 2,180 sf | 1,740 sf | 1,450 sf |
| Building Height: | | | | | |
| Building Height Maximum | 30 ft | 30 ft | 30 ft | 40 ft | 50 ft |
| Building height step-down required adjacent to R1 district, [Section 4- 404303 , Building Design] | No | No | No | Yes | Yes |
| Maximum Lot Coverage (% of net site area) | 45% | 45% | 50% | 60% | 70% |
| Min. Landscape Area (% of net site area) | 30% | 30% | 25% | 25% | 25% |
| Setbacks: (b) [See Setback Exceptions, Sec. 4-205B] | | | | | |
| Front – Minimum Open structures (e.g. porch, trellis, patio wall) | 15 ft | 15 ft | 15 ft | 15 ft | 15 ft |
| Building | 20 ft | 20 ft | 20 ft | 20 ft | 20 ft |
| Open structures (e.g. porch, trellis, patio wall) | 15 ft | 15 ft | 15 ft | 15 ft | 15 ft |
| Side– Minimum Building walls | 10 ft | 10 ft | 10 ft | 10 ft | 10 ft |
| Porch, balcony, patio wall | 5 ft | 5 ft | 5 ft | 5 ft | 5 ft |
| Building walls | 10 ft | 10 ft | 10 ft | 10 ft | 10 ft |
| Common walls | 0 ft | 0 ft | 0 ft | 0 ft | 0 ft |
| Street Side (a) – Minimum Subject to clear vision requirement on streets | 10 ft | 10 ft | 10 ft | 10 ft | 10 ft |
| Rear – Minimum Building wall, porch, balcony, or patio wall | 15 ft | 15 ft | 15 ft | 10 ft | 10 ft |
| Common walls | 0 ft | 0 ft | 0 ft | 0 ft | 0 ft |

NS= No Standard.

(a) Street side yard setback for corner lots adjacent to key lots shall be increased by 10 additional feet

(b) See also, Section 3-402, setbacks for accessory structures and buildings.

² An overlay district may modify the above standards. See Part 5.

Table 4-202C: Development Standards for Mobile Home Districts³

| Standard | R M H | MHS | T P |
|---|----------------------------|-------------------------------|----------------------------|
| Minimum Net Lot Area (square feet) | Rental Space 3,500 s.f. | Subdivision Lot 6,000 s.f. | Rental Space 1,500 s.f. |
| Minimum Common Recreation Area per Dwelling (square feet) | 400 s.f. | NS | 100 s.f. |
| Density (DU/Acre) | 7 | 5.5 | 14 |
| Min. Space/Lot Width in Feet | 50 ft. | 60 ft. | 30 ft. |
| Min. Space/Lot Length in Feet | 70 ft. | 100 ft. | 55 ft. |
| Max. Height in Feet | 30 ft. | 15 ft. | 30 ft. |
| Max. Lot Coverage per rental space or MHS lot (b) | 60% | 50% | 60% |
| Min. Yard Setback In Feet: | | | |
| Front (a) | 5 ft. | 25 ft. | 10 ft. |
| Side (a) | 5 ft. | 7 ft. | 5 ft. |
| Rear (a) | 5 ft. | 15 ft. | 5 ft. |
| Street Side (a) | 20 ft. | 10 ft. | 20 ft. |

- (a) The minimum yard setback in the above chart means the minimum distance of any portion of the mobile structure and accessory structures from the rental lot lines or individual property lines. See also, Section 3-402, setbacks for accessory structures and buildings.
- (b) For the purposes of these districts, maximum lot coverage shall include all carports, patio covers and accessory buildings, and similar structures.

³ An overlay district may modify the above standards. See Part 5.

Section 4-203 Development Standards for Commercial and Mixed-Use Districts.

Tables 4-203A and 4-203B, respectively, provide the development standards for commercial districts and mixed-use districts.

Table 4-203A - Development Standards in Commercial Districts⁴

| Standard | R/O | CSS | CC | PCC-1 | PCC-2 | RCC |
|--|-------|-------|-------------------|--------------------------|--------------------------|------------------|
| Residential Density (DU/acre) | 10 | 0 | NS | 20 (U) | 25 (U) | 0 |
| Building Height: | | | | | | |
| Building Height Maximum | 30 ft | 30 ft | 65 ft | 35 ft | 40 ft | 75 ft |
| Building height step-down required adjacent to R1 district, [Section 4-404, Building Design] | No | No | Yes No | Yes | Yes | ?? No |
| Max. Lot Coverage (% of net site area) | 35% | 50% | NS | 50% | 50% | 50% |
| Minimum Landscape Area (% of net site area) | 30% | 15% | NS | 15% | 15% | 15% |
| Setbacks (a) [See also, Setback Exceptions, 4-205]: | | | | | | |
| Front – Minimum | 15 ft | 0 ft | 0 ft | 0 ft | 0 ft | 25 ft |
| Side – Minimum - building wall Common wall | 10 ft | 0 ft | 0 ft | 30 ft 0 ft | 30 ft 0 ft | 25 ft |
| Street Side – Minimum, subject to clear vision requirement on streets | 10 ft | 0 ft | 0 ft | 0 ft | 0 ft | 25 ft |
| Rear – Minimum -building wall | 10 ft | 10 ft | 0 ft | 30 ft | 30 ft | 25 ft |

(a) See also, Section 3-402, setbacks for accessory structures and buildings.

NS = No Standard. NA = Not applicable.

(U) = Denotes Use Permit requirement in those districts

⁴ An overlay district may modify the above standards. See Part 5.

Table 4-203B - Development Standards in Mixed-Use Districts⁵

| Standard | MU-1 | MU-2 | MU-3 | MU-4 |
|---|-------|-------|-------|-------|
| Residential Density (DU/acre) | 10 | 20 | 30 | NS |
| Building Height: | | | | |
| Building Height Maximum | 35 ft | 40 ft | 50 ft | NS |
| Building height step-down required adjacent to R1 district, [Section 4- 303 404, Building Design] | Yes | Yes | Yes | Yes |
| Maximum Lot Coverage (% of net site area) | 50% | 60% | 70% | NS |
| Minimum Landscape Area (% of net site area) | NS | NS | NS | NS |
| Setbacks (a) [See Setback Exceptions, Section 4-205] | | | | |
| Front – Minimum – building wall | 0 ft | 0 ft | 0 ft | 0 ft |
| Side – Minimum – building wall | 5 ft | 5 ft | 5 ft | 5 ft |
| Street Side – Minimum, subject to clear vision requirement on streets | 0 ft | 0 ft | 0 ft | 0 ft |
| Rear – Minimum | 10 ft | 10 ft | 10 ft | 10 ft |

(a) See also, Section 3-402, setbacks for accessory structures and buildings.

(b) NS= No Standard.

⁵ An overlay district may modify the above standards. See Part 5.

Section 4-204 Development Standards for Office / Industrial Districts.

Tables 4-204 provides the development standards for Tempe's office / industrial districts.

| Table 4-204 Development Standards for Office / Industrial Districts⁶ | | | |
|--|------------|------------|------------|
| Standard | OBD | LID | HID |
| Building Height: | | | |
| Building Height Maximum | 30 ft | 35 ft | 40 ft |
| Building height step-down required adjacent to R1 district, [Section 4-404, Building Design] | Yes | Yes | Yes |
| Max. Lot Coverage (% of net site area) | 40% | NS | NS |
| Min. Landscape Area (% of net site area) | 10% | 10% | 10% |
| Setbacks (a) [See Setback Exceptions, Section 4-205]: | | | |
| Front | 30 ft | 25 ft | 25 ft |
| Side | 10 ft | 0 ft | 0 |
| Rear | 10 ft | 0 ft | 0 |
| Street Side | 30 ft | 25 ft | 25 ft |

(a) See also, Section 3-402, setbacks for accessory structures and buildings.
NS = No Standard.

Section 4-205 Exceptions.

A. Increased Height. The following structures may extend above the maximum building heights provided in Sections 4-202 through 4-204:

1. Spires, crosses, belfries, cupolas, clock towers, or similar architectural features, attached to a building or free-standing, shall be no taller than twice the height of the tallest building on site, as measured from the curb elevation.
2. Penthouses or roof structures for the use of elevators, stairs, tanks, ventilation or similar equipment required to ventilate the building, as well as fire or parapet walls, skylights, towers, chimneys, and necessary mechanical appurtenances, may be erected above the height limits herein prescribed, but in no case shall structures above the permitted height limit be allowed to be constructed for the purposes of provided additional floor space. See also, Screening, Sec 4-706F.
3. A flagpole may extend no more than thirty-five (35) feet maximum height whether ground mounted or mounted on buildings. The height shall be measured from grade at the base of the pole.

⁶ An overlay district may modify the above standards. See Part 5.

B. Setbacks. The following architectural features are allowed to encroach into the setback yards:

1. Eaves, chimneys, bay windows, overhangs, and similar architectural features, as determined by the zoning administrator, may encroach into setbacks, provided that applicable building codes are met.
2. An accessory structure may encroach into the standard rear and side yard setback, provided that required separation requirements for fire protection are provided through applicable building codes and the standards contained in Section 3-402 are met.

Chapter 3 – Public Infrastructure

- Section 4-301 Purpose and Applicability.**
- Section 4-302 General Requirements for Public Improvements.**
- Section 4-303 Transportation Improvements.**
- Section 4-304 Sanitary Sewer, Storm Drainage, and Water System Improvements.**
- Section 4-305 Private Utilities Coordination.**

Section 4-301 Purpose and Applicability.

- A. Purpose.** The purpose of Chapter 3 is to ensure the timely provision of adequate infrastructure, and promote orderly and efficient growth consistent with the Tempe General Plan.
- B. Applicability.** This Code provides general requirements for transportation, sanitary sewer, water, and storm drainage system improvements. Conformance with the City of Tempe Engineering Design Criteria (Appendix) and related standards is also required of new development projects.

Section 4-302 General Requirements for Public Improvements.

- A. Conformance With Public Facility Standards.** Development plans, when required to establish a new use or development, shall conform to the general standards contained in this Section, prior to the City granting land use or development approval. Public improvement design and construction, including sanitary sewer, water, storm drainage facilities, transportation facilities, street lights, public parks, or other improvements shall not be undertaken except after the appropriate plans have been approved by the City, permit fees paid, and permit issued. The design standards are described in the Engineering Design Criteria Manual in the Appendix. Construction standards are the MAG standards with City of Tempe supplements.
- B. Impact Analysis.** The City or other agency with jurisdiction may require an impact analysis prepared by a qualified engineer to determine sanitary sewer system, water system, storm drainage system, traffic, access, circulation and other public facility mitigation requirements.
- C. Conditions of Approval.** The City may conditionally approve a land use or development application to ensure that the proposed development complies with

applicable standards. Public facility improvements required as a condition of approval (i.e., when not otherwise proposed by the applicant), shall be roughly proportional to the impact of development and follow the Public Improvements (Exactions) Policy contained in the Engineering Design Criteria Manual.

- D. **Construction Plan Review and Permitting.** Public facility improvements (i.e., improvements to be dedicated to the City of Tempe) shall require a construction permit subject to review and approval by the City Engineer prior to commencing work.

Section 4-303 Transportation Improvements.

- A. **Purpose.** The purpose of this Section is to ensure that new developments and redevelopment projects provide for a safe, attractive, and functional transportation system that accommodates all modes of transportation (walking, bicycling, transit, and accessibility) in conformance with the Comprehensive Transportation Plan.
- B. **Street Access.** All developments shall have approved access to a public street, in conformance with the provisions of Chapter 5, Access and Circulation.
- C. **Street Layout and Design.** The layout and design of streets and alleys shall conform to the Comprehensive Transportation Plan, the design standards and cross-sections contained in the City of Tempe ~~Public Works Standard Details Engineering Design Criteria~~ and the City of Tempe Pedestrian and Bicycle Facility Design Guidelines.
- D. **Dedications.** Required ~~street improvements and~~ dedications shall conform to the ~~following half-street dimensions: City of Tempe Comprehensive Transportation Plan.~~
1. Public Streets.
 - a. Arterial streets – fifty-five (55) feet;
 - b. Mid-section line, industrial, and commercial collectors – thirty-three (33) feet;
 - c. Residential collectors and local multi-family, commercial, and industrial streets – thirty (30) feet; and/or
 - d. Local residential streets – twenty-five (25) feet.
 2. Private Streets. Minimum twelve and a half (12 ½) feet.
- E. **Connectivity.** To promote efficient circulation, accessibility, and neighborhood traffic calming, the design of new streets and street connections shall conform to the following maximum block length standards:

1. Commercial and Mixed-Use Districts: 600 feet, except 400 feet shall be required in the Pedestrian Overlay District;
2. Residential Districts: 1,200 feet, except 600 feet shall be required in the Pedestrian Overlay District;
3. Industrial Districts: 1,200 feet, except 600 feet shall be required in the Pedestrian Overlay District.

The maximum block length may be increased (adjusted) by demonstrating that site conditions, or, the proposed development and use of the site make a shorter block length impracticable, and that other provisions are made for pedestrian and bicycle circulation. Appropriate provisions shall include, but are not limited to a safe, direct, and ADA accessible pedestrian access way being provided through the site, in conformance with the standards in Chapter 5, Access and Circulation.

F. Neighborhood Accessibility and Traffic Calming. Proposed streets, street extensions, driveways, and pedestrian access ways shall be designed and located to slow traffic on local streets between residential neighborhoods and existing or planned commercial services and amenities, such as schools, shopping areas, parks, and transit facilities. Traffic calming features may also be required for the circulation systems and street access points of larger developments. Traffic calming measures, such as curb extensions, traffic circles, roundabouts, and special paving at intersections, shall conform to the City of Tempe Public Works Standard Details ~~City's Engineering Design Criteria~~, Pedestrian and Bicycle Facility Design Guidelines, and emergency service provider requirements. Streets, driveways and pedestrian access ways also conform to the Americans with Disabilities Act (ADA).

G. Transit Facilities.

1. Bus pull-outs, shelter pads, shelters, and related right-of-way and easements may be required when a development is adjacent to an existing or planned bus stop or transit station. These facilities shall be integrated into the overall pedestrian plan of a project, and designed consistent with the City of Tempe Public Works Standard Details ~~Engineering Design Criteria~~ and Pedestrian and Bicycle Facility Design Guidelines.
2. Pedestrian walkways shall be designed to provide a direct connection between the main building entrance and public sidewalks and transit stops. Landscape plans shall be designed to provide shading of the pedestrian walkways and transit stops, where applicable.
3. Bus stop locations shall be subject to review and approval by the Public Works Manager.
4. Furniture installed at bus stops shall be located to provide an accessible route between components and switch boxes, mailboxes, and utility boxes.
5. All bus stops shall meet or exceed current ADA requirements for transit.

6. Bus pullout areas shall be subject to review and approval by the Public Works Manager.
- H. **Street Lights.** Street lights shall be installed concurrent with other City infrastructure requirements prior to occupancy, and conform to the City of Tempe Public Works Standard Details ~~City of Tempe Engineering Design Criteria and Standard Details~~, and the Pedestrian and Bicycle Facility Guidelines. Street lights in areas with overlay districts or redevelopment plans shall conform to any applicable guidelines (e.g., pedestrian lighting). Street light standards for private streets shall be determined through the Design Review or Planned Area Development process, as applicable.
 - I. **Street Stubs.** Streets shall be extended to the boundary lines of the parcel or tract to be developed when the decision-making body determines that the extension is necessary to give street access to future development on an adjoining parcel. These street stubs are not considered to be cul-de-sacs. The City may require the developer to provide a temporary barricade, and/or turnaround for street stubs over 150 feet in length.
 - J. **Grades and Curves.** Street grades and curves shall conform to the City of Tempe Public Works Standard Details ~~City of Tempe Engineering Design Criteria~~.
 - K. **ADA Accessibility.** Standards for the design of curbs, curb cuts, driveway approaches, ramps, gutters, sidewalks, and paving shall provide ADA accessibility and conform to the City of Tempe Public Works Standard Details ~~City of Tempe Engineering Design Criteria and Standard Details~~, and Pedestrian and Bicycle Facility Design Guidelines.
 - L. **Private Streets.** PAD approval is required to develop private streets. Access control gates shall conform to Police, Transportation, Fire, and Refuse access standards and provide emergency access override switches acceptable to the Fire Marshal. Private streets are required to meet the same construction as public streets, and lighting levels shall conform to City standards. The developer must provide a warranty on private roads
 - M. **Street Names.** No street name shall be used which duplicates or could be confused with an existing street name in the City of Tempe or adjacent city. Street names, signs, and address numbers shall conform to the established pattern in the surrounding area, and be subject to review and approval by the City of Tempe Engineering Division.

Section 4-304 Sanitary Sewer, Storm Drainage, and Water System Improvements.

- A. **Adequate Public Facilities.** Adequate sanitary sewer, storm drainage, and water system facilities, including required fire flow, shall be provided by the developer

concurrent with development and redevelopment projects, in conformance with the City of Tempe Water Facility Master Plan, Storm Drainage Master Plan, and Sanitary Sewer Master Plan.

- B. **Design.** The design of sanitary sewer, storm drainage, and water system facilities shall conform to the City of Tempe Public Works Standard Details. ~~City of Tempe Engineering Design Criteria and Standard Details,~~ and shall be subject to review and approval by the City Engineer prior to construction. A grading or drainage plan submittal to engineering is required prior to development approval. Storm water retention facilities shall additionally conform to the landscape standards in Section 4-702.
- C. **Underground Facilities.** All sanitary sewer and water system facilities shall be located underground, with the exception of some valves, ~~clean-out manholes,~~ mechanical and electrical devices, and similar devices which must be located above ground. Storm water retention facilities are the only type of public facility that may be permitted on the surface of the land. The city may require the relocation of existing utilities that are above ground to be underground.
- D. **Storm Water Retention Required.** Storm water retention is an integral component of the City's storm water management program. Due to limitations of discharge outlets, on-site retention is a high priority element for a successful program to minimize flooding and related property damage. ~~All~~ development is required to provide retention of the 100-year, one-hour storm on property outside of public rights-of-way. See also, City of Tempe Public Works Standard Details. ~~Engineering Design Criteria Manual.~~

Section 4-305 Private Utilities Coordination.

When a development, addition, or change in use requires new or expanded utility services (e.g., telephone, natural gas, cable television, etc.), the developer/builder is required to contact the appropriate utility companies and coordinate underground installation of the utilities. The City will not participate in the cost of constructing or relocating utilities for private development. The developer/builder is also responsible for contacting ~~the Salt River Project Valley Water Use Authority~~ Arizona Department of Water Resources for projects involving wells or ground water withdrawal.

Chapter 4 – Building Design

- Section 4-401 Purpose and Applicability.**
- Section 4-402 Public Safety Radio Amplification System.**
- Section 4-403 Building Identification.**
- Section 4-404 Building Height Step-Down.**
- Section 4-405 Mechanical Equipment.**
- Section 4-406 Employee Service Entrances and Exits.**
- Section 4-407 Art in Private Development.**

Section 4-401 Purpose and Applicability.

- A. Purpose.** The purpose of Chapter 4 is to ensure that buildings are designed with:
 - 1. aesthetic values that are contextually appropriate;
 - 2. Compatible relationships with their surroundings.
 - 3. Defensible space and crime prevention features;
 - 4. Accessibility to pedestrians and those with disabilities; and
 - 5. Proper addressing.
- B. Applicability.** The standards in Chapter 4 apply to all buildings, except single family (detached) dwellings.

Section 4-402 Public Safety Radio Amplification System.

- A.** The provisions of this article shall apply to:
 - 1. New buildings greater than fifty thousand (50,000) square feet;
 - 2. Existing buildings over 50,000 square feet when modifications, alterations or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%); and

3. All basements where the occupant load is greater than fifty (50) regardless of the occupancy and/or sub-level parking structures over ten thousand (10,000) square feet. See Tempe City Code Chapter 9, Article II, Sections 9-21 through 9-32.

Section 4-403 Building Identification.

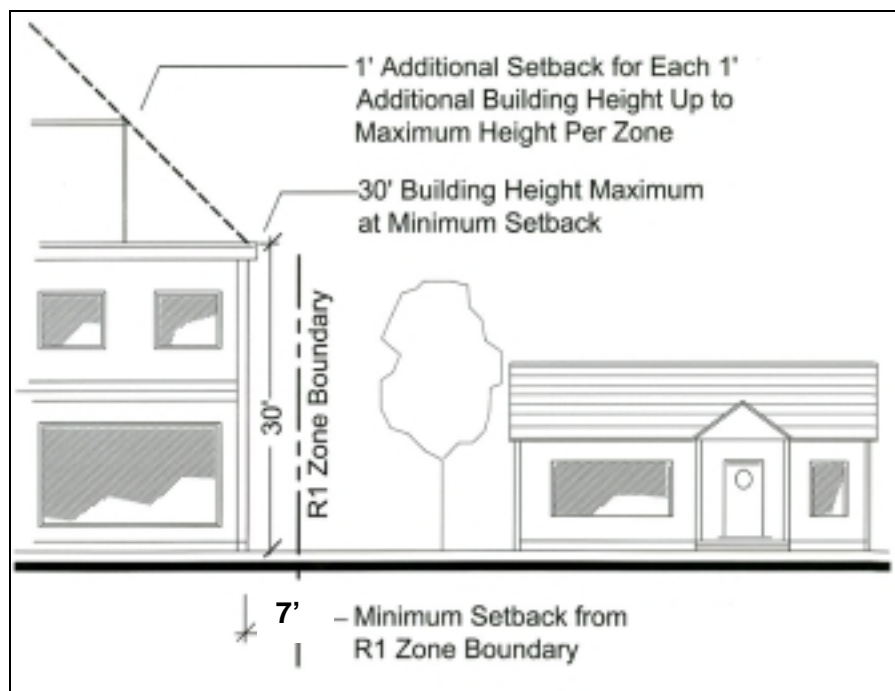
Buildings are required to have a site address. Building identification signs and site addresses shall conform to the standards in Section 4-902.

Section 4-404 Building Height Step-Down.

When a district other than single family is adjacent to single family residential districts, buildings are required to step-down in elevation, one (1) additional foot setback for each one (1) foot additional building height over thirty (30) feet. Step-down requirements begin at the district's required setback from the single family residential district or five (5) feet; whichever is greater. The building wall shall be setback as illustrated in Figure 4-404, below:

Figure 4-404: Building Height Step-Down

In graphic below, move "R1 Zone boundary" line to the right so that there is equal distance shown between the two-story and one-story house.



Section 4-405 Mechanical Equipment.

- A. ~~All building mounted and ground mounted mechanical equipment shall be screened from view by existing and potential uses on adjoining properties, using elements that are integral to the building or site design, as applicable, and as approved through Design Review.~~ All roof mounted mechanical equipment shall be fully concealed on all sides by elements that are an integral part of the building design and are equal to or greater in height than the mechanical equipment. -Ground-mounted equipment may be screened using a masonry wall or other durable material as approved through Design Review;
- B. ~~Structures~~ Mechanical equipment (e.g., satellite dish, cooling towers, etc.) that cannot be fully screened due to their unique functional requirements, as determined by the Zoning Administrator. ~~(e.g., satellite dish, cooling towers, etc.)~~ shall be made visually subordinate with architectural features that blend with the design of the main building and meet building code standards, as approved through Design Review.

Section 4-406 Employee Service Entrances and Exits.

Employee service exit and entrance doors shall be equipped with a security vision panel. A vision panel is a minimum six (6) inch by six (6) inch lexan® ("registered trademark") laminated glass window center mounted on a door, and located sixty-three (63) inches from the center of the glazing to the bottom edge of the door. Wire glass vision panel is acceptable when required by applicable codes. This section applies only to new buildings designed for commercial or institutional uses, and does not apply to exterior doors installed to provide access to building utilities only. The Development Services Manager may approve other types of vision panels providing equal security.

Section 4-407 Art in Private Development.

- A. ~~Developers of projects that contain more than fifty thousand (50,000) square feet gross floor area of commercial or office use within any zoning district, or is a phase of a larger project approved after February 24, 1990 that contains a total of more than fifty thousand (50,000) square feet gross floor area of commercial or office use within any zoning district,~~ shall contribute to Art In Private Development. The art contribution shall take the form of either on-site installation of exterior artwork or an equivalent cash donation to the Tempe municipal arts fund. All art contributions shall conform to the City of Tempe "Art In Private Development Guidelines" adopted by the City Council. Refer to Appendix ?

Chapter 5 – Access and Circulation

Section 4-501 Purpose and Applicability.

Section 4-502 Motor Vehicle Access and Circulation Standards.

Section 4-503 Pedestrian and Bicycle Access and Circulation Standards.

Section 4-501 Purpose and Applicability.

- A. Purpose.** The purpose of Chapter 5 is to implement the Comprehensive Transportation Plan and ensure that developments provide safe and efficient access and circulation, for pedestrians (including ADA and transit accessibility), motorized vehicles, and bicycles.
- B. Applicability.** Section 4-502 provides standards for vehicular access and circulation. Section 4-503 provides standards for pedestrian and bicycle access and circulation. These standards are intended to be used in conjunction with the standards for buildings, landscapes, and streets, as provided in other chapters of this Code.

Section 4-502 Motor Vehicle Access and Circulation Standards.

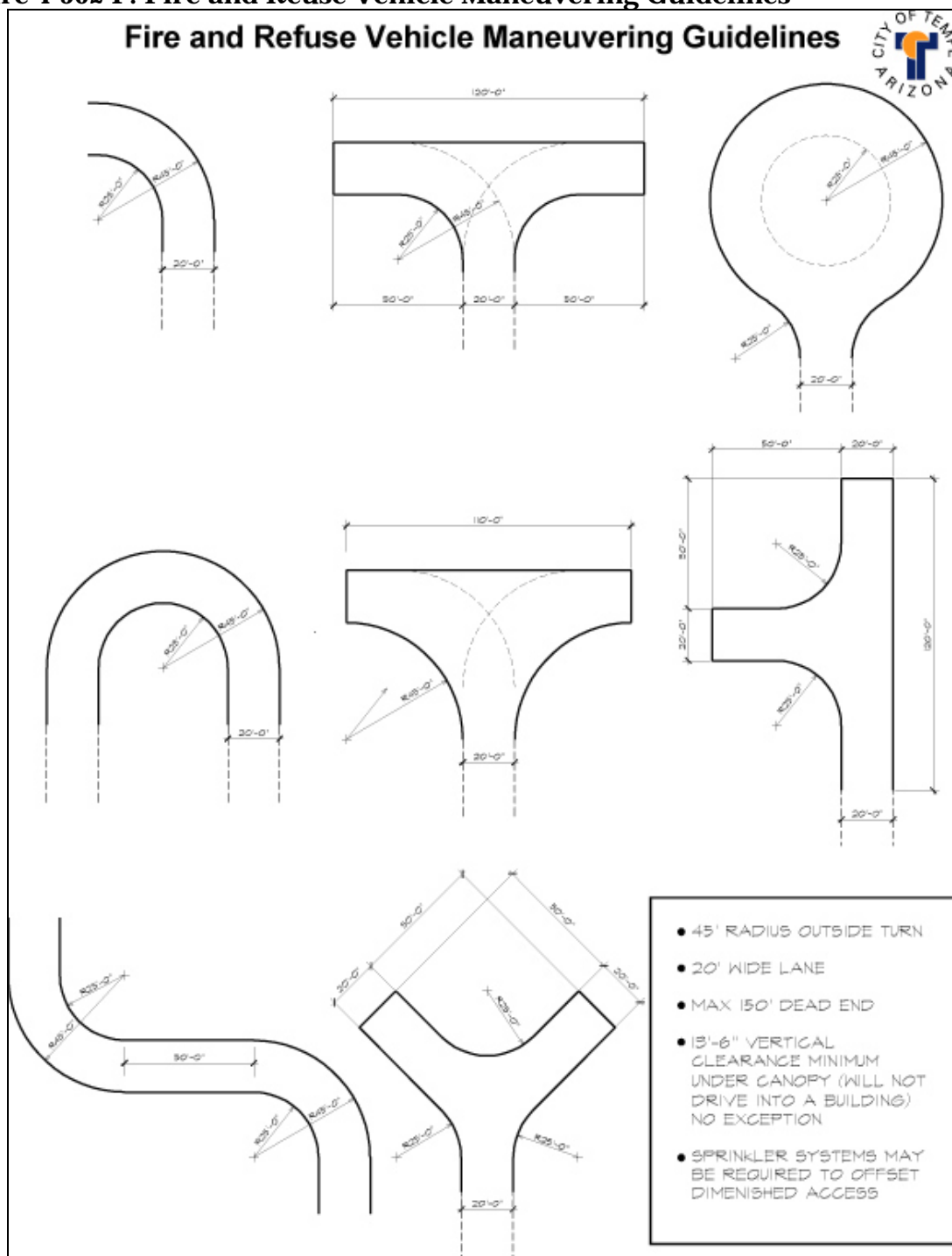
- A. Motor Vehicle Access and Circulation Standards – Purpose.** This Section provides for vehicle ingress and egress, internal circulation, and transportation demand management options within developments. Vehicular access and circulation must be properly designed so that City's street system will be able to accommodate traffic at an acceptable level of service. Thus, this Section is intended to balance the right of reasonable access to private property with safe and efficient travel. Streets have been categorized in the Comprehensive Transportation Plan by function, and classified for access purposes based upon their level of importance and function. Regulations have been applied to these roadways for the purpose of mitigating traffic demand and reducing traffic accidents, personal injury, and property damage attributable to access systems, and to thereby improve the safety and operation of the street network. These regulations further the orderly use of land, protect community character, provide universal pedestrian and bicycle access, and conserve natural resources by promoting well-designed road and access systems.
- B. City Approval of Access Required.** Access to a public street requires approval by the Public Works Manager based on the standards contained in this ordinance and the ~~City's Engineering Design Criteria and Standard Details~~ City of Tempe Public Works Standard Details.

- C. Traffic Impact Analysis.** The City may require a traffic impact analysis prepared by a registered engineer to determine access, circulation, transportation demand management, and other reasonable transportation system mitigation requirements in reviewing a land use or development application. This analysis shall generally conform to the City's "policy for Traffic Impact Studies" (Transportation Division), as amended.
- D. Access Location Options.** One or more of the following access locations shall be required by the City, consistent with the City's access spacing standards (Section 4-502.H) and based on land use or development review (list is prioritized):
1. Access through adjacent property when cross-access easement is provided;
 2. Access through existing or proposed side street, if a corner lot or double frontage lot;
 3. Access from frontage street (parallel to arterial or freeway);
 4. Access from arterial street in conformance with access spacing standards;
 5. Access through alleys is permitted subject to the provisions under 4-502E; and
 6. Site specific combination of above options.
- E. Access – Ingress and Egress.**
1. All parking areas shall be designed so as to provide ingress and egress from a public street by forward motion of the vehicle; ~~except for all~~ Single family developments, and/or multifamily developments with eight (8) or fewer dwelling units, when located on a local residential street are exempt from this requirement;
 2. Using an alley for access to a parking ~~lot area~~ opposite any single family (R1) zoning district is permitted only when part of an approved Use Permit. If a Use Permit is granted, then the alley must be paved based on Engineering Design Criteria and standard details;
 3. All off-street parking areas shall have access to a public street by means of a paved driveway that extends from the public right-of-way on-site to a point not less than twenty (20) feet from the right-of-way line;
 4. Where an entry gate or guardhouse controls vehicle access or egress, a stacking lane shall be provided as recommended by the ~~City Engineer~~ Public Works Manager or his or her designee. The stacking lane shall not interfere with maneuvering, traffic flow of aisles, streets, bike paths, parking spaces, and sidewalks. Other Code requirements applicable to gates shall be met, per Section 4-602.

F. Access and Maneuvering for Fire and Refuse Trucks.

1. When required for refuse vehicles or fire trucks, parking lots shall have the necessary dimensions for the on-site maneuvering for these vehicles. A minimum 20-foot wide, unobstructed driveway, lane, or other access way and turn-around may be required for this purpose. If off-site maneuvering is necessary, a permanent, recorded cross-access easement must be filed with the Public Works Manager prior to issuance of a building permit;.
2. A fire equipment access lane shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive.

Figure 4-502 F. Fire and Reuse Vehicle Maneuvering Guidelines



- G. **Double Frontage Lots.** When a lot has frontage onto two or more streets, access shall be provided first from the street with the lowest functional classification. For example, access shall be provided from a local street before a collector or arterial street. Exceptions to this standard shall be subject to review and approval by the City Engineer based on traffic safety and operational considerations.

H.G. Access Spacing. Driveway accesses shall be separated from other driveways and street intersections in accordance with the following standards and procedures:

1. Local Streets. Driveways on local streets shall be separated from alleys by a minimum of 20 feet, as measured from the edges of driveway apron/alley. Driveways shall be separated from adjacent local street intersections by a minimum of ~~30-20~~ feet ~~as measured from the edge of the driveway apron to the curb line parallel to the driveway edge~~ from the point of intersection of property lines at arterial or arterial/collector street intersections.
2. Arterial and Collector Streets. Access spacing on collector and arterial streets shall be determined based on the policies and standards in the Comprehensive Transportation Plan. However, driveway curb cuts shall not be located within 100 feet of the point of intersection of property lines at arterial or arterial/collector street intersections.
3. Access Management. Access management controls, such as shared access, and/or access separation greater than that specified by subsections 1 ~~&~~ -2 above, may be required by the City for the purpose of protecting the function, safety and operation of the street system in conformance with the Comprehensive Transportation Plan. Where no other reasonable access alternative exists, the City may allow construction of an access connection along the property line farthest from an intersection. In such cases, directional connections (i.e., right in/out, right in only, or right out only) may be required.

General Plan Reference -- See Comprehensive Transportation Plan provisions.

I.H. Number of Access Points.

1. For single-family and two-family (duplexes) residential uses, one street access point is permitted per every fifty (50) feet of street frontage. There is no restriction on the number of access points to alleys.
2. For multi family, commercial, industrial, public facility, and institutional developments, the number of street access points for shall be minimized to protect the function, safety and operation of the street system. Shared access may be required in new developments.

J.I. Vertical Clearances. Driveways, private streets, aisles, turn-around areas, ~~parking structure entrances, and ramps~~ shall have a minimum vertical clearance of 13 feet 6 inches for their entire length and width.

K.J. Vision Clearance. Driveways, private streets, aisles, turn-around areas, parking structure entrances, and ramps shall conform to the Vision Clearance Standards in Section 4-205.

L.K. Driveways. Driveways shall be the minimum width necessary to provide the required number of vehicle travel lanes and to promote traffic calming in pedestrian

areas. The specific driveway design standards are provided in the Engineering Design Criteria and Pedestrian and Bicycle Design Guidelines. (See Appendix.)

M.L. Driveway and Private Street Construction. The following development and maintenance standards shall apply to all driveways and private streets:

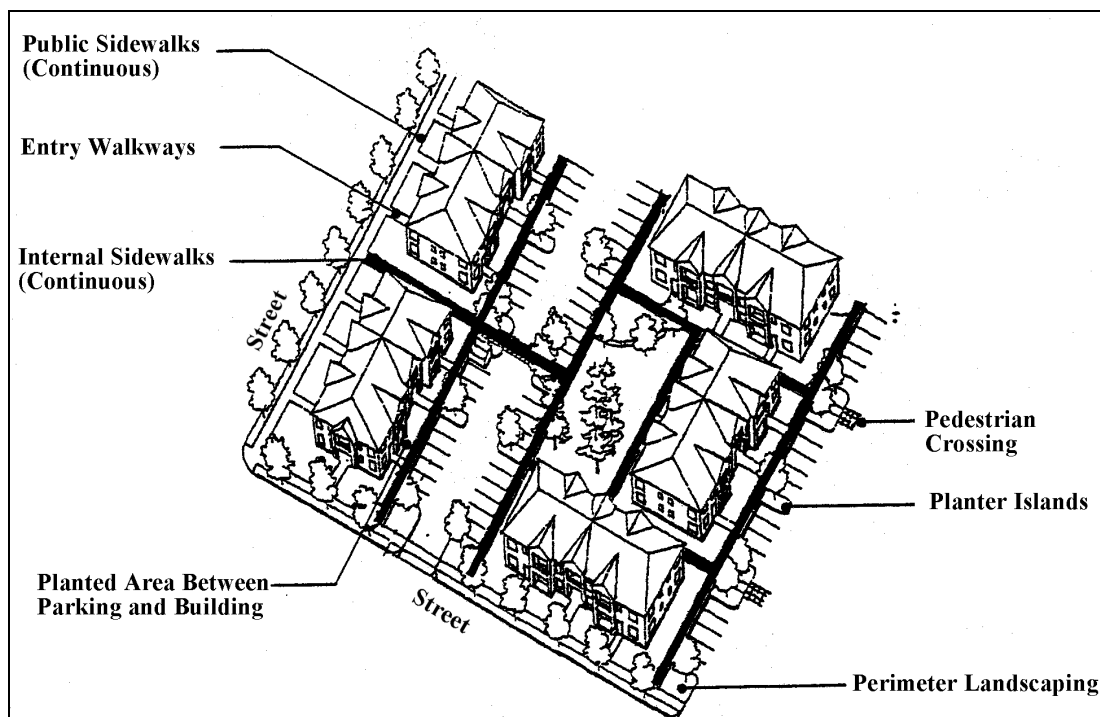
1. **Surface.** Driveways, parking areas, aisles, and turn-arounds shall be paved with asphalt or concrete; or alternatively, a dust-proof, porous paving material (e.g. decomposed granite) may be used when approved by the Development Services Manager as part of a storm drainage retention plan. When such porous paving material is used, tire cleaning strip(s) shall be provided at each egress (i.e. to prevent any loose gravel from entering the right-of-way). Use of porous paving materials shall conform to ADA standards. (Refer to Federal ADA standards).
2. **Storm Drainage Management.** All development and redevelopment projects shall convey storm drainage from driveways in conformance with an approved storm drainage retention plan.

N.M. Mobile Home Park, Mobile Home Subdivision, and Trailer Park Access. A minimum of two (2) vehicular entrances shall be provided for each mobile home park, mobile home subdivision, and trailer park development. One entrance may be kept closed to the general public if provision is made for emergency access and if this entrance is not necessary to accommodate the volume of traffic generated by uses on the site.

Section 4-503 Pedestrian and Bicycle Access and Circulation Standards.

Talk to Mary about this section. Reads like guidelines.

- A. Pedestrian and Bicycle Access and Circulation – Purpose.** The purpose of this Section is to implement the Comprehensive Transportation Plan, provide transportation options, and ensure that new pedestrian and bicycle facilities are designed to be attractive, safe, and convenient to use, as well as ADA accessible and supportive of transit use.
- B. Pedestrian and Bicycle Accessibility.** All projects that are subject to the provisions of this Code shall provide for pedestrian and bicycle accessibility. Accessibility shall be from a direct, convenient and attractive pathway system that conforms to the following standards:
 1. **Continuous Pathways.** A pathway system shall extend through the development site and connect the street sidewalk to all primary building entrances, as generally shown in Figure 4-503B. The Development Services Manager may require the developer to connect or stub pathway(s) to adjacent streets, private property, adjacent trails, plazas, future phases of development, and open space areas (when reciprocal access easement is available or can reasonably be provided).

Figure 4-503B Typical Pedestrian Pathway

C. Pathway Safety, Comfort, and Convenience. All portions of a development shall be accessible by a direct, convenient, attractive, safe and comfortable system of pedestrian facilities, as follows:

1. Direct: The pathway does not deviate unnecessarily from a direct route or involve a significant amount of out-of-direction travel for likely users;
2. Safety and comfort: The pathway is free from hazards, has appropriate lighting levels (i.e., relative to the adjacent use and considering natural surveillance), is suitable for people in wheelchairs (e.g., traction, not bumpy, etc.) and people with visual impediments, and provides a reasonably direct route of travel between destinations. The use of shade trees or shade structures, and light color paving materials are required along pathways that cross surface parking lots;
3. Access to primary building entrances and parking areas: For commercial, industrial, mixed use, public, and institutional buildings, at least one pedestrian pathway shall connect the public sidewalk to a primary entrance, and at least one pathway shall connect the primary building entrance to the street sidewalk; these may be one in the same if it is "direct". A "primary entrance" is the main public building entrance. In the case where no public entrance exists, pathway connections shall be provided to the main employee entrance. For residential buildings the "primary entrance" is the front door (i.e., facing the street). For multifamily buildings or courtyard housing in

which each unit does not have its own exterior entrance facing a street, the “primary entrance” may be a lobby, courtyard, plaza or breezeway which serves as a common entrance for more than one dwelling;

4. Pedestrian amenities: Pedestrian amenities shall be provided along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort, and accessibility in conformance with Section 3-405. Appropriate pedestrian amenities include, but are not limited to, weather protection (shade trees, awnings, canopies or other shade structures), street trees, outdoor seating, bus waiting areas, plazas, courtyards, low-level pedestrian-scale lighting, and public art;
5. Accessibility: The pathway system shall comply with ADA requirements.

D. Pedestrian and Bicycle Access Ways. Pathways (for pedestrians and bicycles) shall be provided through a site: where such pathways are identified in the city’s adopted Bicycle/Pedestrian plans; where the block length exceeds the length required by Section 4-303E; where cul-de-sacs or dead-end streets are planned; to connect the ends of the streets together, to other streets, and/or to other developments, where practicable. Such access ways shall conform to the City of Tempe Pedestrian and Bicycle Facility Design Guidelines and comply with all of the following criteria:

1. Sidewalks or multi-use pathways (i.e., for pedestrians and bicyclists) may be required, as determined by the Public Works Manager based on the likely use of the facility;
2. The pathways shall be lighted in conformance with Section 4-803;
3. Ramps are required for slopes greater than 5%;
4. Landscaping within the pathway easement/right-of-way shall be required for screening, shade, and the privacy of adjoining properties, consistent with the landscaping guidelines in Section 4-702; and

~~5. The decision making body may determine that a pathway is impracticable based upon any one of the following factors that prevent a connection now or in the future:~~

~~a. physical or topographic conditions (e.g., freeways, railroads, extremely steep slopes, sensitive lands, and similar physical constraints);~~

~~b. the location of buildings or other existing development that physically prevents a connection, considering the potential for redevelopment;~~

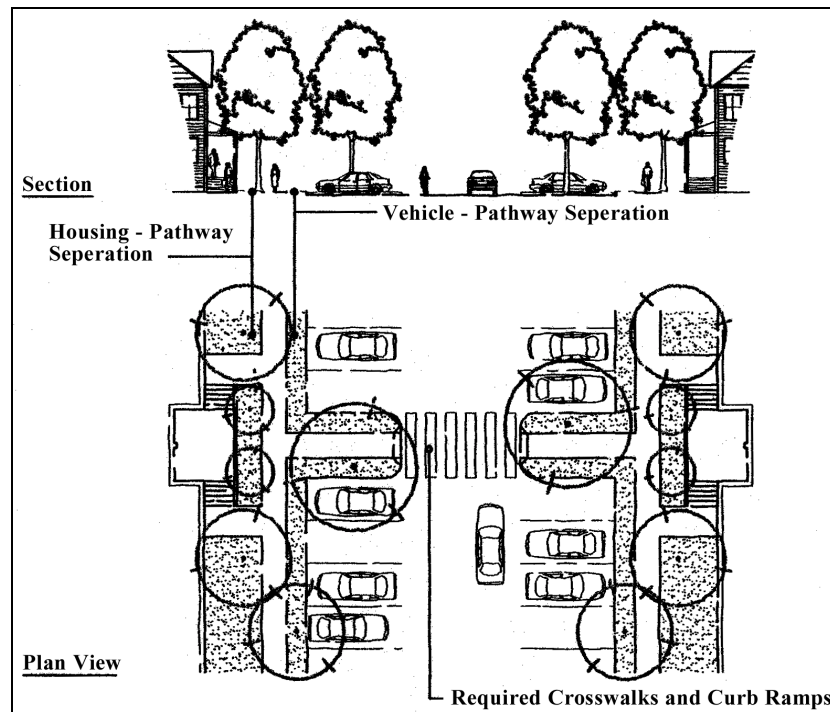
~~c. the existence of recorded leases, easements, covenants, restrictions, or other agreements that were recorded as of [date] and prohibit a pathway connection from being made; or~~

~~d.a. when user and adjoining property security is at significant risk, as determined by the Development Services Manager (i.e., greater risk than typical pathway).~~

E. Pathway Design and Construction Standards. At a minimum, all pathways shall conform to all of the standards in 1-5, below, and the Pedestrian and Bicycle Facility Design Guidelines (Appendix). See also Figure 4-503B.

1. **Vehicle/Pathway Separation.** Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised 6 inches and curbed, or separated from the driveway/street by a buffer strip, with a minimum width of seven (7) feet, utilizing bollards, a landscape berm, or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with accessible curb ramps.
2. **Housing/Pathway Separation.** Pedestrian pathways shall be separated a minimum of ten (10) feet from all residential living areas on the ground-floor, except at building entrances, to provide for privacy in living areas. Separation is measured from the pathway edge to the closest dwelling unit. The separation area shall be landscaped in conformance with the provisions of Section 4-706, Screens, Walls, and Access Control Landscapes. Pathway/building separation is not required for commercial, industrial, public, or institutional uses, except as may be required through a land use or development application approval.
3. **Private Crosswalks.** Where pathways cross a parking area, driveway, or private street, they shall be clearly marked in accordance with ADA standards.
4. **Pathway Surface.** Pathway surfaces shall be concrete ~~or asphalt~~, and have a width that is based on their function. ~~(See Pedestrian Facility Design Guidelines in Appendix B 2.)~~ Pavers, brick, and other ornamental paving may be used if it has a smooth finish, and textured or bumpy materials may be used as an edge treatment, provided that an accessible route is provided between the edge treatment. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt.
5. **Accessible routes.** Pathways shall provide ~~for~~ accessible routes of travel, ~~including pedestrians and~~ as defined and required by ADA accessibility.

Figure 4-503E Pathway Separation



F. Requirements for Shade on Long Access Pathways. When the primary entrance of a building is more than one hundred fifty (150) feet from the nearest point of the abutting public sidewalk and accessing the entrance involves traversing a parking lot with more than one hundred fifty parking (150) spaces, an overhead, shade structure or tree canopy is required along the pathway that is required under Section 4-503C. Shade elements may include opaque structures (e.g., arbor, pergola, portico, awning, canopy, etc.) and/or shade trees planted twenty-five feet on center or closer.

Chapter 6 – Parking

| | |
|---------------|----------------------------|
| Section 4-601 | Purpose and Applicability. |
| Section 4-602 | General Parking Standards. |
| Section 4-603 | Parking Ratio. |
| Section 4-604 | Shared Parking. |
| Section 4-605 | Parking Affidavit. |
| Section 4-606 | Parking Area Dimensions. |

Section 4-601 Purpose and Applicability.

- A. **Purpose.** The purpose of Chapter 6 is to provide standards for vehicle and bicycle parking facilities. This Chapter recognizes that each development has unique parking needs and provides a flexible approach for determining parking space requirements.
- B. **Applicability.** Conformance to the standards in Chapter 6 shall be required for all uses and developments, except single family. Construction or modification of any parking area shall comply with plans that have been approved by the City.

Section 4-602 General Parking Standards.

- A. **Parking Required.** No use shall provide less than the minimum or more than the maximum number of off-street parking spaces required under Section 3-~~403~~603. The use of any property is conditional upon the unqualified continuance and availability of the parking as required by this Code. In phased PADs, individual phases of the PAD are exempt from the maximum parking standards, provided that the PAD does not exceed the maximum allowable parking at buildout.
- B. **Parking Standards Applicable in All Land Use Districts.**
 - 1. Parking spaces shall conform to the vision clearance standards in Section 4-702G and the pedestrian and vehicle circulation standards in Sections 4-502 and 4-503.
 - 2. Parking is allowed only on paved parking surfaces. Pavement may be concrete, asphalt, or a porous material approved by the Development Services Manager. Where decomposed granite or similar porous pavement is used, the

parking lot entrance(s) and exit(s) shall have treads to remove loose particles from the tires of vehicles;

3. A parking area shall be located on the lot it serves, or on a contiguous lot. ~~where shared parking is provided under Section 4-604, the parking area may be located on a different lot when the parking is located within two hundred (200) feet of the subject use.~~ Whenever required parking is provided on a contiguous lot a parking covenant and agreement shall be filed with the development services department prior to issuance of a building permit;
4. Parking for ~~a use that is~~ uses located on property located in a zoned for multifamily residential, commercial, mixed-use or office/industrial districts, ~~when the use is not allowed in the R1 district,~~ may not be provided on any property in a single-family (R1) district. Parking for any non-residential use permitted in the single family zoning districts may be located in any other zoning district;
5. A curb or bumper guard at least six (6) inches in height shall be installed so that no part of any vehicle extends into any landscaped setbacks or landscaped areas required by this ordinance or beyond any property line. Parking may overhang non-required landscaping by two (2) feet in which case the length of parking stall shall be reduced by two (2) feet;
6. A curb or bumper guard at least six (6) inches in height shall be installed so that no part of any vehicle extends into a walkway or beyond any property line. Parking may overhang walkways by two (2) feet when walkway is a minimum six (6) feet in width. No vehicle may overhang any bikeway system or public sidewalk. ~~Where vehicles extend into or overhang any walkway a minimum six (6) foot sidewalk shall be installed, No vehicle may overhang any part of a bikeway system;~~
7. ~~Landscape islands (with raised concrete curbing), landscape beds, or tree cut-outs shall define pedestrian pathways, parking lot entrances, aisles and ends of all parking aisles. Each landscape island in the parking area shall be a minimum of one hundred twenty (120) square feet in area, including curbs, and measure a minimum of 7 feet in width at the midpoint. A landscape island shall be installed~~ at the ends of each row of parking. Additional landscape islands shall be installed such that no more than ~~after~~ 15 consecutive parking spaces occur. ~~and at the end of each row of parking.~~ See parking area landscape standards under Section 4-704.
8. Recreational vehicles that exceed twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard or required street side yard, except for periods of up to forty-eight (48) hours for the purpose of loading, unloading and cleaning; and
9. All parking spaces shall be adequately marked, and the paved area shall be properly drained and kept free from dust or loose particles at all times.

C. ~~Parking Standards Applicable in Single family (R-1) Districts~~ Uses and Development. In addition to the requirements of Section 4-602B above, the following standards shall be met in all single family (R1) and agriculture (AG) zoning districts:

1. Recreational vehicles, boats, and boat trailers that exceed twenty-one (21) feet in length and are parked in the required front yard or required street side yard shall be subject to a Use Permit; and
2. Parking requirements for projects in the R1-PAD district shall be established with the PAD approval.
3. Required parking spaces may be located in the required front yard or required street side yard subject to a use permit.

D. ~~Regulations~~ Parking Standards Applicable in Zoning Districts Other Than Single Family. In addition to the requirements of Section 4-602B above, those uses allowed in all other zoning districts shall comply with the following regulations:

1. Tandem parking may be allowed, subject to an approved Use Permit or Planned Area Development;
2. Paved areas that are in a fire lane, driveway, drive-through lane or service bay and that are needed for circulation in front of loading ramps or bay doors shall not be used for parking or outdoor display at any time. Parking stalls that would block a building entrance are prohibited;
3. Parking structure designs shall minimize risk and opportunity for crime through clearly marked and accessible pedestrian routes, wayfinding, lighting, and opportunities for surveillance.

~~E. Parking by Demand Study.~~ ~~The parking ratios in Section 4-603 may be reduced upon approval of a Parking by Demand Study, consistent with subsections 1-3, below. Parking spaces shall conform to the vision clearance standards in Section 4-702C and the pedestrian and vehicle circulation standards in Sections 4-602 and 4-603 (See also, Shared Parking Model and Parking by Demand Study Guidelines in Appendix.)~~

- ~~1. The applicant's calculation of parking demand shall be based on a professional parking analysis and management plan that is submitted with the site plan land use or development approval. The Zoning Administrator has authority for determining parking demand. All such determinations shall be made using the Administrative Review procedure provided in Section 6-205.~~
- ~~2. The owner or manager of a project approved under the parking demand alternative, once built, shall maintain an accurate up-to-date record of the usage of the gross floor area for the project, both occupied and vacant, according to type of use. The Development Services Manager may require this record be provided when the owner applies for a new land use or development approval for the subject parcel.~~

~~3. In cases where parking for a project is to be provided on more than one lot a parking association shall be formed by the owners of the affected parcels prior to issuance of a building permit. Documentation of the association shall be provided to the Zoning Administrator prior to issuance of the building permit.~~

Section 4-603 Parking Ratios.

The number of required off-street vehicle and bicycle parking spaces shall be calculated for each use as follows:

- A. **On site Parking Spaces.** The minimum parking ratios in Table 4-603E, below, are applied to each use on the site. Statements like "+ office" are intended to remind the applicant to identify and include all independent uses. Parking calculations shall be provided for every separate main or primary use on the site, as identified in the site and floor plans submitted for approved under Part 6.
- B. **Accessible Parking Spaces (Americans With Disabilities Act - ADA).** The minimum number of accessible parking spaces shall conform to ADA requirements. Refer to Federal ADA code [reference in appendix](#).
- C. **Maximum Parking Spaces.** The number of parking spaces provided by any development in surface parking lots shall not exceed one hundred twenty-five (125) percent of the minimum required spaces in Table 4-603E. ~~On-site parking spaces in excess of 125%, are allowed in the following situations:~~ Except as noted:
 1. Parking within the building footprint of a structure (e.g., rooftop parking, below grade parking, multi-level parking structure);
 2. When a change in use causes a lower parking requirement;
 3. Parking spaces managed for shared parking;
 4. A use permit is required to provide more surface parking than the maximum standard; and
 5. Phased projects with a PAD do not need to comply, until the final phase is constructed.
- D. **Parking Calculations.** If the ~~zoning~~ Zoning administrator ~~Administrator~~ determines that an activity could function independent of the main use for the space, lot or building, then it must be included in the required parking calculation and must provide parking of its own. A separate parking calculation is not required for accessory uses. Parking calculations shall follow the requirements below:
 1. When multiple uses are proposed, the fractional parking requirement for each use is added together prior to rounding off. Parking is rounded up if the sum is equal to or greater than one-half (≥ 0.5);
 2. Gross floor area shall be used for square footage (s.f.) calculations, except where otherwise indicated;
 3. ~~A separate parking calculation is not required for accessory uses;~~

4.3. The following standards apply to specified and unspecified tenant spaces in industrial buildings:

a. Specified:

- i. Where tenants are specified and listed by name of company, ~~then parking is calculated according to the uses identified in the floor plan. with twenty (20) percent office and eighty (80) percent warehouse. The warehouse standard is one space per 500 square feet (1/500) for the first 10,000 square feet and one space per 5,000 square feet (1/5,000) for the remaining warehouse area. The office shall be calculated at one space per 300 square feet (1/300). No minimum floor area is specified in this scenario.~~

b. Unspecified:

- i. This provision is specifically used for large, distribution, industrial buildings larger than 100,000 s.f.. ~~Where no specific tenants are identified, the~~ The building shall be divided into equal tenant spaces with no tenant space containing more than 40,000 square feet. After dividing the individual tenant spaces into twenty (20) percent office use and eighty (80) percent warehouse use, the parking standard is one space per 500 square feet (1/500 s.f.) for the first 10,000 square feet of the warehouse use, and one space per 5,000 square feet (1/5,000 s.f.) for the remaining warehouse area. The office portion shall be calculated at one space per 300 square feet (1/300) of office floor. ~~This provision is specifically used for large, distribution, industrial buildings larger than 100,000 s.f..~~
- ii. This provision is specifically used for office/warehouse buildings that does not exceed 40,000 s.f.. Parking is calculated with twenty (20) percent office and eighty (80) percent warehouse. The warehouse standard is one space per 500 square feet (1/500) for the first 10,000 square feet and one space per 5,000 square feet (1/5,000) for the remaining warehouse area. The office shall be calculated at one space per 300 square feet (1/300). No minimum floor area is specified in this scenario. ~~This provision is specifically used for office/warehouse buildings that does not exceed 40,000 s.f..~~

4. Bicycle Parking. The bicycle parking ratios are indicated in the columns listed in Table 4-603 E. when required. Bicycle parking ratios in the "Bicycle Commute Area" apply to properties north of Southern Avenue extending north, east and west to the city limit lines.

E. Parking Ratio Table. Table 4-603E provides minimum off-street parking requirements for uses allowed by this Code. Requirements for uses not specifically listed shall be determined by the Zoning Administrator using the Similar Use Ruling procedure in Section 6-301.

Table 4-603E: Ratios for Off-Street Parking

| Use | Minimum Number of Parking Spaces (Bike Parking in Parentheses) |
|--|---|
| Amusement park | 1 per 500 sf of public area (1 per 5,000 sf) <u>(doubled)</u> |
| Arcade | 1 space per 150 sf (1 per 1,000 sf) <u>(doubled)</u> |
| Auto sales & service | 1 space per 300 sf; 7 spaces minimum <u>(4 spaces) no commute area</u> |
| Bank | 1 space per 300 sf (1 per 3,000 sf) <u>(doubled)</u> |
| Bar/nightclub | 1 space per 50 sf (1 per 21,000 sf) <u>(doubled)</u> |
| Bed and Breakfast/guest room | 1 space per BR <u>(0.5 per BR)</u> |
| Boarding house | 1 space per BR <u>(0.5 per BR)</u> |
| Bowling alley | 5 spaces per lane + bar, etc. (0.5 per lane) <u>no commute area</u> |
| Call center | 1 space per 150 sf (1 per 1,500 sf) <u>(doubled)</u> |
| Car wash – automatic | 1 space per 300 sf <u>(1 per 1,000 sf 4 spaces)</u> |
| Car wash – self serve | 0.5 spaces per bay |
| Church/place of worship | 1 space per 100 sf for sanctuary + school, etc. (1 per 1,500 sf) <u>no commute area</u> |
| Conference/assembly | 1 space per 125 sf (1 per 2,000 sf) <u>no commute area</u> |
| Convenience store/gas | 1 space per 300 (1 per 2,400-000 sf) <u>(doubled)</u> |
| Court (tennis, racquetball, etc.) | 2 per court + restaurant, etc. (0.5 per court) <u>no commute area</u> |
| Day care, children | 1 space per 300 sf (1 per 3,000sf) <u>(doubled)</u> |
| Fraternity/sorority <u>and other student housing recognized by an education institution.</u> | 1.5 spaces per BR <u>(1.5 per BR) (doubled)</u> |
| Furniture sales | First 10,000 sf @ 1 space per 500 sf + 1 space per 5,000 sf remaining <u>(1 per 5,000 sf) no commute area</u> |
| Golf course/clubhouse | 4 spaces per green <u>(0.2 per green) + restaurant, pro shop, etc. (0.2 per green) no commute area</u> |
| Golf driving range | 0.5 space per tee + retail (pro shop) <u>(1 per 10 tees)</u> |
| Health club/spa | 1 space per 125 sf (1 per 42,500 sf), or sum of components (courts, daycare, office, etc.), whichever is less. <u>No commute area</u> |
| Hospital | 0.5 space per bed & 1 space per doctor on staff + 0.5 (0.2) space per employee <u>no commute area</u> |
| Hotel/motel | 1 space per unit + office, etc. <u>(0.051 per unit 20 units) no commute area</u> |
| Lodge/club | 1 space per 125 sf (1 per 2,000 sf) <u>no commute area</u> |
| Manufacturing | 1 space per 1,000 sf + office (1 per 510,000 sf) <u>no commute area sf)</u> |
| Mini-golf | 1 space per hole + arcade, etc. (0.5 per hole) <u>no commute area</u> |
| Mini-warehouse | 1 per 5,000 sf; includes manager's office |
| Mobile home/trailer | 2 spaces + 0.2 guest spaces per unit |

Table 4-603E: Ratios for Off-Street Parking

| Use | Minimum Number of Parking Spaces (Bike Parking in Parentheses) |
|--|---|
| Mortuary | 1 space per 125 sf (2 spaces) <u>no commute area</u> |
| Multi-family <ul style="list-style-type: none"> - Guest - Studio - 1 Bedroom - 2 Bedroom - 3 Bedroom - 4 Bedroom - Elderly | <ul style="list-style-type: none"> - 0.2 space per unit - 1 space per unit (0.5 per unit) <u>(0.75 per unit)</u> - 1.5 spaces per unit (0.75 per unit) <u>(0.75 per unit)</u> - 2 spaces per unit (4-0.5 per unit) <u>(0.75 per unit)</u> - 2.5 spaces per unit (4.75-25 per unit) <u>(1 per unit)</u> - 3 spaces per unit (.75-1.5 per unit) <u>(1 per unit)</u> - 0.5 space per unit |
| Museum | 1 space per 250 sf (1 per 4,000 sf) <u>(1 per 3,000 sf)</u> |
| Nursing home/elder care | 0.5 space per bed (0.05 per bed) <u>no commute area</u> |
| Office <ul style="list-style-type: none"> - General - Medical | <ul style="list-style-type: none"> - 1 space per 300 sf (2, or 1 per 210,050 sf) <u>(4 or 1 per 8,000 sf)</u> - 1 space per 150 sf (2, or 1 per 312,000 sf) <u>no commute area</u> |
| Billiard Establishment <u>(relocate to B)</u> | 1 space per 125 sf (1 space per 2,000 sf) <u>(1 space per 1,500 sf)</u> |
| Restaurant <ul style="list-style-type: none"> - Indoor - Outdoor | <ul style="list-style-type: none"> - 1 space per 75 sf (1 per 1,000 sf) <u>(doubled)</u> - 1 space per 150 sf (1 per 2,000 sf) or: 1 space per 4 seats/chairs if no patio wall (1 per 50 seats/chairs) |
| Retail – indoor | 1 space per 300 sf (1 per 310,000 total sf, <u>2 min.</u>) <u>(1 per 7,500 sf, 4 min.)</u> |
| Retail – outdoor | 1 space per 500 sf (1 per 5,000 sf) <u>no commute area</u> |
| School – elementary/junior high | 1 space per 300 sf classroom + office (1 per 1,000 sf) <u>no commute area</u> |
| School – high school/college | 1 space per 200 sf classroom + office (1 per 1,500 sf) <u>no commute area</u> |
| Single family | 2 spaces per unit (R1-PAD requirement shall be established with the P.A.D.). |
| Stadium/arena | 0.2 space per seat + restaurant, etc. (1 per 100 seats) <u>no commute area</u> |
| Team sports (volleyball, baseball, soccer, etc.) | 9 per field or court (4 per field or court) <u>no commute area</u> |
| Theater | 1 space per 3 seats (1 per 500 sf <u>40 seats</u>) <u>(1 per 30 seats)</u> |
| Warehouse: | |
| Tenant Specific | First 10,000 sf of warehouse @ 1 space per 500 sf + 1 space per 5,000 sf for remaining warehouse + office parking ratio requirement (1 per 510,000 total sf) <u>no commute area</u> <u>Check back with Steve [this comment was in City redlines]</u> |
| Without Specified Tenant | See Section 605(A)(7). Bicycle parking based on any office space (1 per 210,050 sf) <u>no commute area</u> |

Section 4-604 Shared Parking.

Parking requirements for two or more uses may be satisfied with shared parking. Shared parking may be approved only when the subject uses have inherent differences in parking

activity patterns, the combined parking requirement will not exceed the available parking supply, and the right of joint use of a parking facility is evidenced by a contract establishing joint use. Shared parking shall be subject to review and approval by the Zoning Administrator, and shall conform to the following standards:

- A. Location.** Parking shall be provided on the same or a contiguous lot. Parking may be provided off-site with professional analysis that the proximity of the parking is acceptable.

In cases where parking for a project is to be provided on more than one lot a parking association shall be formed by the owners of the affected parcels prior to issuance of a building permit. Documentation of the association shall be provided to the Zoning Administrator prior to issuance of the building permit.

- B. Shared Parking Model.** The Shared Parking Model (Appendix C) shall be used as a basis for predicting the parking required for a particular mix of uses on a site, except where the Zoning Administrator has approved the use of a customized parking model.

- C. Shared Parking Report.** The applicant's calculation of shared parking requirements shall be based on a professional parking analysis and management plan that is submitted with the site plan, land use, or development proposal.

- G.D. Implementation.** The owner or manager of a project approved under the parking demand alternative, once built, shall maintain an accurate up-to-date record of the usage of the gross floor area for the project, both occupied and vacant, according to type of use. The Development Services Manager may require this record be provided when the owner applies for a new land use or development approval for the subject parcel.

~~**D. Shared Parking Model.** The Shared Parking Model (Appendix C) shall be used as a basis for predicting the Parking Demand for a particular mix of uses on a site, except where the zoning administrator has approved the use of a customized parking model.~~

Section 4-605 Parking Affidavit.

A document provided by and filed with the development services department that transfers the rights to the unqualified availability of a specific number of parking spaces from one property (which can no longer take credit for them) to another for as long as the spaces are required by ordinance.

Section 4-606 Parking Area Dimensions.

- A. Parking Area Dimensions.** Minimum dimensions for parking spaces:

1. Motor vehicle parking spaces shall measure eight (8) feet six (6) inches wide by eighteen (18) feet long or by sixteen (16) feet long, with not more than a two (2) foot overhang when allowed;
2. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;
- ~~3. Recreational vehicle spaces shall measure ten (10) feet by twenty four (24) feet;~~
- ~~4.3.~~ Bicycle parking shall be on a two (2) ~~x-feet by~~ six (6) ~~feet~~ minimum concrete pad per bike, or within a garage or patio of residential use;
- ~~5.4.~~ End spaces for motor vehicles shall provide a three (3) foot maneuvering area. See Figure ~~34~~-606A1, below;
- ~~6.5.~~ Parking area layout shall conform to the dimensions in Figure ~~34~~-606A2 below; and
- ~~7.6.~~ Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to ~~the Reference~~ Federal ADA code.

Figure 4-606A1: Maneuvering Areas

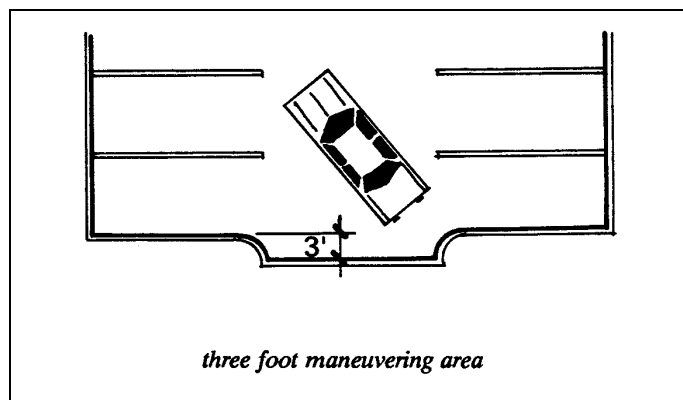


Figure 4-606A2: Parking Area Layout

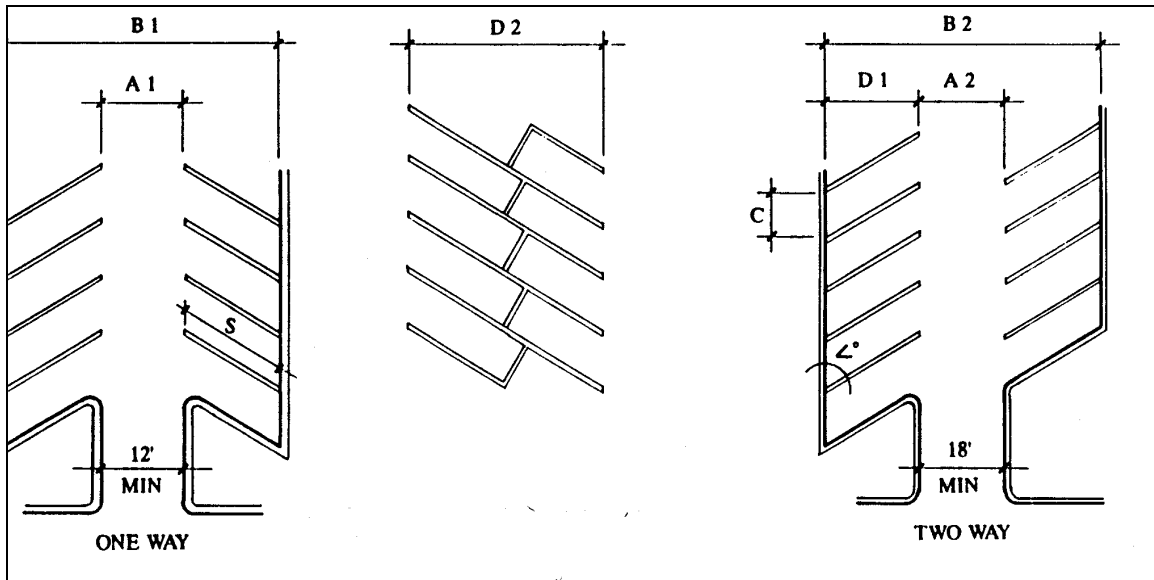


Table 4-606A: Parking Area Layout

| | PARKING ANGLE < ° | CURB LENGTH | STALL DEPTH | | AISLE WIDTH | | BAY WIDTH | | STRIPE LENGTH |
|---------------------------------|-------------------------|----------------|--------------|--------------|------------------|------------------|------------------|------------------|------------------|
| | | | SINGLE D1 | DOUBLE D2 | ONE WAY A1 | TWO WAY A2 | ONE WAY B1 | TWO WAY B2 | |
| Standard Space | 90° | 8'-6" | 18' | 36' | 23' | 23' | 59' | 59' | 18' |
| | 60° | 10' | 20' | 40' | 17' | 18' | 57' | 58' | 23' |
| | 45° | 12' | 18'-6" | 37' | 13' | 18' | 50' | 55' | 26'-6" |
| | 30° | 17' | 16'-6" | 33' | 12' | 18' | 45' | 51' | 32'-8" |
| | 0° | 22' | 8'-6" | 17' | 12' | 18' | 29' | 35' | 8'-6" |
| | | | | | | | | | |
| Recreational Vehicle | 90° | 10' | 24' | 48' | 24' | 24' | 72' | 72' | 24' |
| | 60° | 11'-6" | 26' | 46' | 22' | 22' | 74' | 74' | 30' |
| | 45° | 14' | 24' | 41' | 20' | 20' | 68' | 68' | 35' |
| | 30° | * | * | * | * | * | * | * | * |
| | 0° | * | * | * | * | * | * | * | * |

Chapter 7 – Landscape & Walls

| | |
|---------------|--|
| Section 4-701 | Purpose and Applicability. |
| Section 4-702 | General Landscape Standards. |
| Section 4-703 | Street Frontage Landscape Standards. |
| Section 4-704 | Parking Facility Landscape Standards. |
| Section 4-705 | Pedestrian Amenities. |
| Section 4-706 | Screens, Walls, and Access Control Landscapes. |

Section 4-701 Purpose and Applicability.

- A. **Purpose.** This chapter provides standards for the design of landscape treatments, including planted materials, ground covers, landscape structures, hardscapes (e.g., plazas, courtyards, walls), screening, walls, and access control devices. Its purpose is to create functional, safe, accessible, and attractive outdoor areas, as well as screen from view any and all uses that may be unattractive to public view. Landscape design standards are intended to: assist in controlling erosion, reduce dust and glare, provide shade, visually soften building masses, create defensible spaces that support crime prevention, ensure ADA accessibility, and aid in screening ~~and~~ intense activities. The design standards and guidelines in this Chapter are intended to be flexible and adaptable to the context in which they are applied.
- B. **Applicability.** ~~Except single family as noted herein, conformance~~ Conformance to the standards in Chapter 7 shall be required for all uses and developments, except single family as noted herein. Written approval by the Development Services Department is required prior to installation of any landscaping, walls, fences, or other improvements. Except as provided for under Section 4-102 D. (Bonding), all landscape and walls shall be installed prior to issuance of an occupancy permit. Any walls to be located within the public right-of-way shall also require prior approval by the ~~public~~ Public ~~works~~ Works ~~department~~ Department and receive an encroachment permit.

Section 4-702 General Landscape Standards.

- A. **Water Retention Area Landscape Standards.** All on-site water retention areas, other than paved surfaces, shall be entirely landscaped, and comply with the criteria below:

1. Retention Area Landscape:

- a. The retention areas shall not occupy more than sixty-seven percent (67%) of the on-site street frontage landscape area (Landscape area does not include driveways); and
- b. All retention areas shall maintain slopes no steeper than 4:1.

Cross reference — See also Section 5-205 for additional requirements for parcels in the Rio Salado overlay district.

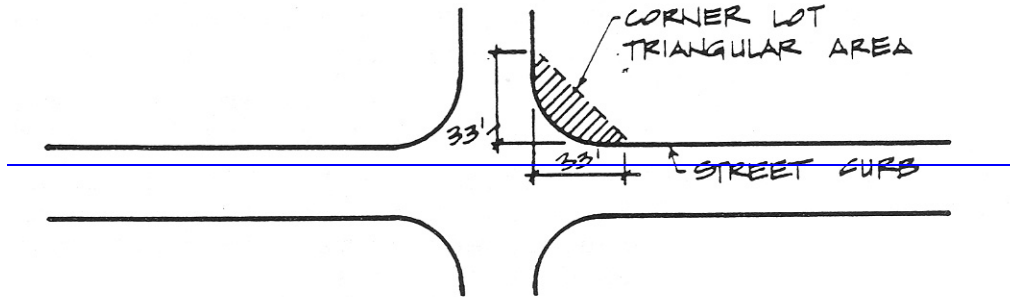
- B. Low Water Use Landscaping.** ~~Verify with Pete Smith. All Development, except as noted herein, shall comply with the Low Water Use/Drought Tolerant Plan List, as provided by the Arizona Department of Water Resources.~~ Except for residential units, bona fide city parks of less than ten (10) acres in total area that are intended for use and enjoyment of the general public whether or not such parks are owned by the city or by a private entity, and "turf-related facilities" as defined by the Arizona Department of Water Resources (ADWR) Second Management Plan (Phoenix), all new development shall conform to the following criteria:

1. **Limit on Water Intensive Landscaping.** Landscape installations for new construction and whenever a new landscape plan is required to be filed for the entire site, except hotels and motels, shall limit the area of water intensive landscaping (including bodies of water, water features, and turf) to no more than twenty percent (20%) of landscapable area in excess of ten thousand (10,000) square feet. Schools, parks, cemeteries, golf courses, common areas of housing developments and public recreational facilities with water-intensive landscaping greater than or equal to ten (10) acres are exempt from this provision. New hotels and motels shall limit the area of water-intensive landscaping to no more than twenty percent (20%) of the landscapable area in excess of twenty thousand (20,000) square feet.
2. **Landscape Plan and Inspection Required.** For any project covered under subsection ~~'A-1'~~ immediately above, no building permit shall be issued until the Development Services Department has approved a landscape plan and an irrigation plan, ~~and no~~ certificate of occupancy shall ~~not~~ be issued until the Development Services Department has approved the installation of the irrigation system and landscape treatments, except as provided in Sec. 4-102 D.

- C. Landscape Area.** Each site to be developed shall be required to provide landscape areas equal to or exceeding the minimum amounts provided in Chapter 2, Tables 4-202B, 4-203A, 4-203B and 4-204. Where buildings are set back from the street, all front and street side yards shall be entirely landscaped, except City approved pathways, driveways, parking areas, and pedestrian amenities. In addition to the minimum on site landscaping, there shall be landscape in the entire area of the right of way, between street property line and back of street curb except for approved driveways, walkways, and bike paths.

- D. Ground Cover.** Other than pathways, light standards, walls, fences, trees, and furnishings, landscape areas shall be planted with vegetative ground cover or contain other approved ground cover materials, per Design Review. ~~In the CC, MU, and POD zone districts, plazas and other pedestrian amenities using approved porous paving materials, are acceptable ground cover.~~
- E. River rocks.** Any river rock material must be embedded in concrete to a depth of $\frac{2}{3}$ the dimension of the rock to prevent its removal or relocation.
- F. Trees.**
1. **Planted as Screens.** Trees planted as screens shall provide an opaque or semi-opaque barrier, as required by Design Review, and shall maintain a view corridor for street addressing (i.e., as viewed from curb).
 2. **Tree Specifications.** ~~Unless otherwise noted, all~~ All trees shall be a minimum of one and one-half inch (1-1/2") caliper ~~and minimum 6' in height~~ and shall be planted and staked in accordance with the "Standard Tree Planting Detail", as may be amended from time to time, which is on file in the office of the Development Services Department and is incorporated herein by reference. Plant sizes shall be in accordance with the Arizona Nurseryman Association Standards.
 3. **Prohibited Trees.** ~~In addition to those trees prohibited in the Tempe City Code Section 29-46, the~~ The planting and replacement of pollen-producing olive trees (*olea europaea*) or mulberry trees (*morus alba*) are prohibited. ~~Prohibited on site~~—Olive or mulberry tree varieties or cultivars that are pollenless and fruitless such as "swan hill" olive may be planted or replaced. It shall be unlawful to plant eucalyptus, elm, willow, cottonwood or poplar trees in any public right-of-way. ~~(TCC 29-46)~~ (Talk with PW on unlawful list-Steve)
- G. Clear Vision Requirements.**
1. Street Intersections and Driveway Entrances. Except as otherwise approved in writing by the Public Works Manager, a wall, building, landscaping, or other visual obstruction exceeding two (2) feet in height (measured from street curb, see Appendix A 4. for a list of recommended shrubs) shall not be placed within a "clear vision triangle". Reference the "Intersection Site Distance Section" of the current addition of the AASHTO policy on Geometric Design of Highways and Streets. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.
 2. Pathways. Groundcovers and shrubs within six (6) feet of pathways, shall not exceed two (2) feet in height at maturity. Between six (6) feet and twelve (12) feet of the edge of pathways, groundcovers and shrubs shall not exceed three (3) feet in height at maturity. There shall be an exception for a

reasonable number of trees pruned high enough to permit unobstructed vision.



Section 4-703 Street Frontage Landscape Standards.

- A. **Public Right-of-Way.**
- B. **Street Trees.** Trees shall be planted along street frontages, as approved through Design Review. ~~At a minimum street~~ Street frontage landscaping shall conform to the following standards:
 - 1. Street trees are required along all street frontages; and
 - 2. A minimum of one tree shall be provided for every thirty (30) feet of lineal street frontage. Tree location and spacing shall be established through Design Review; and
 - ~~3. At least fifty percent (50%) of the trees shall be two (2) inches or greater.~~
- C. **Parking Screening.** A screening wall or berm shall be provided in conformance with Section 4-706 for on-site parking

Section 4-704 Parking Facility Landscape Standards.

All parking facilities shall conform to all of the standards below:

- A. **Parking Lot Landscape.** Parking lots shall have landscape treatments that provide shade and allow for natural surveillance. Two options are provided for conformance ~~(See also, Section 4-500, Access and Circulation):~~
 - 1. Option 1: Dimension Standards. A minimum of ten ~~(10)~~ percent (10%) of the surface area of all surface parking lots, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscape treatments shall consist of an evenly distributed mix of shade trees with shrubs and/or ground cover plants. "Evenly distributed" means that

the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per twelve (12) ~~lineal~~ parking spaces total shall be planted to create a partial tree canopy over and around the parking area. Parking areas shall contain landscape islands with trees to subdivide the parking area into rows of not more than fifteen (15) contiguous parking spaces. Allowable tree spacing is flexible within the above standards.

2. Option 2: Canopy Performance Standard. The landscape plan provides for an overall tree or shade canopy above surface parking areas that is not less than twenty (20) percent of the parking area, based on the expected size of trees within five (5) years of planting. Such determination shall be based on landscaping or tree planting guides for the region (e.g., Sunset Western Garden Book). Shade structures may be used, subject to Design Review approval. This standard shall be met at 3:00 p.m. on the date of summer solstice. A site plan shadow study ~~shall be required~~ is required to verify this option.

B. Parking Structures. Parking structures shall have perimeter ~~landscaping~~ landscape, consistent with building setbacks, that is designed to provide partial screening of walls and vehicle lights, shade along sidewalks, and natural surveillance into parking structures, consistent with Section 4-706. Such ~~landscaping~~ landscape shall be as approved through Design Review.

C. Parking Lot Landscape Dimensions. All parking areas shall conform to the following standards:

1. Landscape islands as required in Section ~~64-602~~ B.7. shall be provided except that raised curbs are not required where parking areas drain into storm drainage retention features that are integrated into the parking area and landscape design;

~~2. Vehicles shall not overhang into adjacent pathways, retention areas, or landscaping. Wheel stops, bollards, or continuous vertical curbs may be required. When continuous curbs are used adjacent to a retention area, the City Engineer may require that gaps be provided at strategic locations to facilitate water flow;~~

- ~~3.2.~~ Each landscape island shall be not less than seven (7) feet in total width and the length, including curbing, ~~and shall be~~ equal to the length of the abutting parking stall(s), to ensure adequate soil, water, and space for healthy plant growth. Each landscape island in the parking area shall be a minimum of one hundred twenty (120) square feet in area, including curbs;

3. To accommodate pedestrians, landscape islands may be required to include minimum five (5) foot wide raised pathway with wheelchair ramps. For such situations landscape island widths shall be increased to a minimum twelve (12) feet;

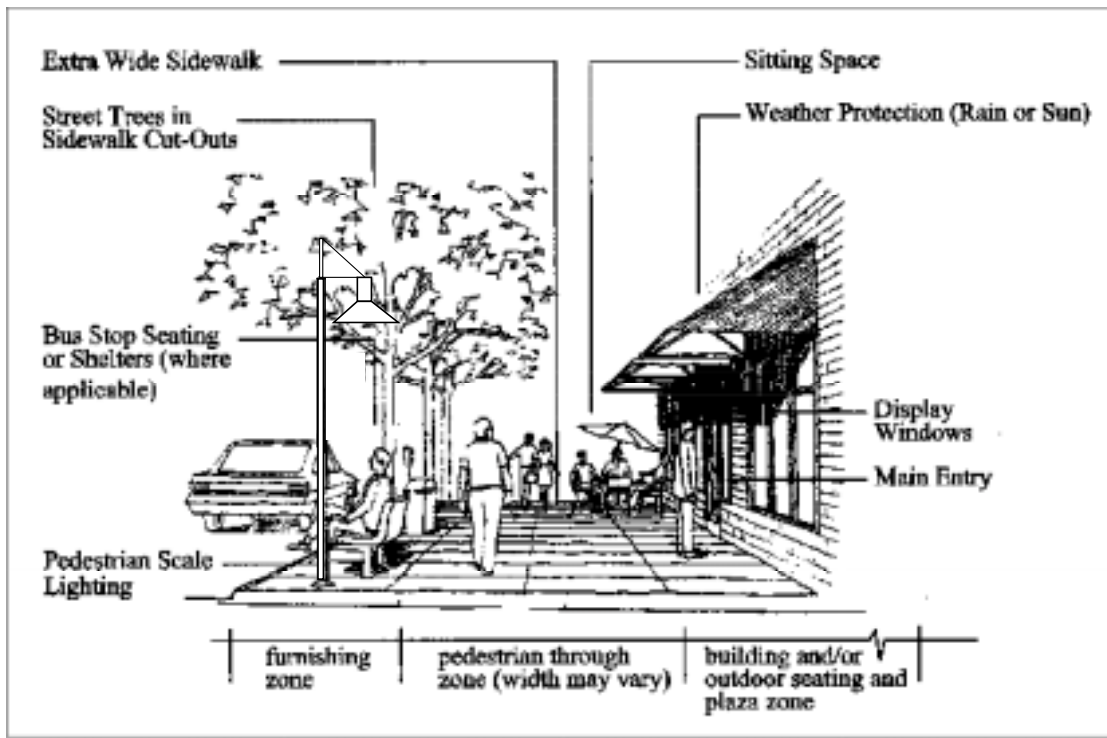
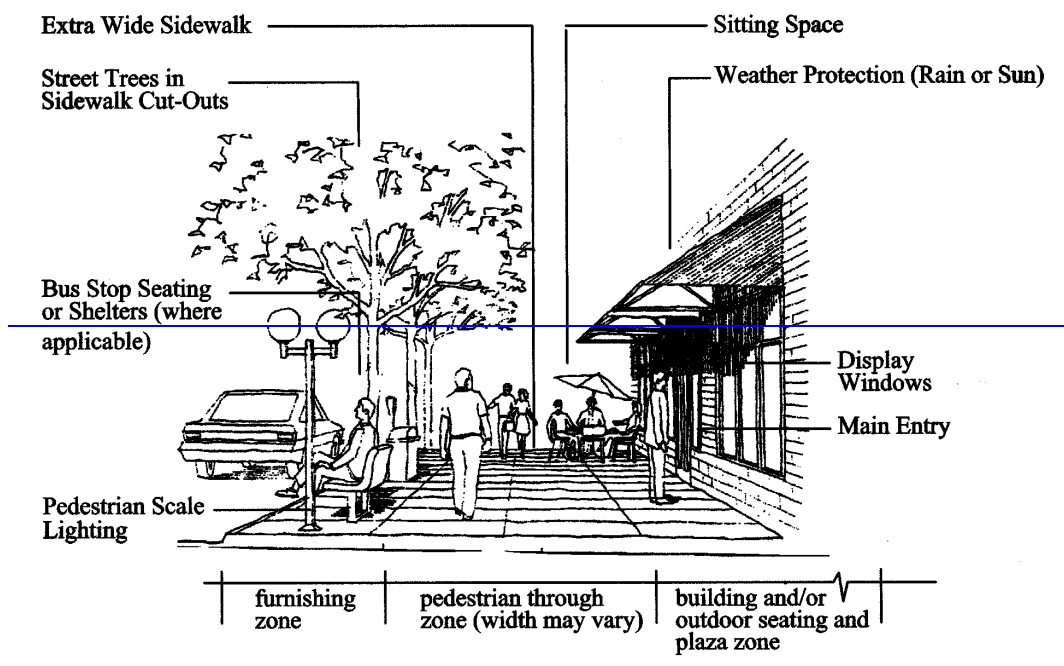
4. Each landscape island shall include at the time of installation a minimum of one tree of with a minimum caliper of one and one-half (1 ½) inches and five (5) ground covers of one (1) gallon size for each parking stall length. All ground covers in parking lot landscape islands shall not exceed two (2) feet in height and be selected from the recommended ground cover and shrub plant list (See Appendix), and be of species that will not grow to interfere with natural surveillance of the parking lot. Design Rreview modifications to these and other standards shall demonstrate the alternative provides equal or superior appearance and plant health;
5. All parking areas shall conform to the street vision clearance standards under Section 4-702G; and:-
6. Tree trunks shall not be placed closer than twenty (20) feet, measured horizontally, from a light source. Trees and lighting shall be located to avoid conflicts with one another and to avoid conflicts with existing and proposed structures. Design Review modifications to this standard shall demonstrate the alternative does not reduce required lighting levels.
- ~~6. Tree trunks shall not be placed closer than twenty (20) horizontal feet from a light source, and trees and lighting shall be located to avoid conflicts with one another and to avoid conflicts with existing and proposed structures.~~
- D. **Screens.** Parking facilities shall be screened from view, from the public right-of-way, as provided in Section 4-706. D.
- E. **Display Prohibited.** Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscape treatments.

Section 4-705 Pedestrian Amenities.

An encroachment permit shall be required to place any pedestrian amenity in the public right-of-way. Where a pedestrian amenity is adjacent to or is located within the public right-of-way, it shall conform to the City of Tempe Pedestrian and Bicycle Facility Design Guidelines. Pedestrian amenities include but are not limited to: such as extra wide sidewalks, outdoor seating, shade structures/weather protection (shade trees, awnings, canopies or other structures), street trees, outdoor seating, bus waiting areas, plazas, courtyards, low-level pedestrian-scale lighting, and public art (Figure 4-705).

~~Please send city standard for light fixture and Otak will revise to conform to standard.~~

Figure 4-705 Pedestrian Amenities *(Use new graphic or modify original)*



Section 4-706 Screens, Walls, and Access Control Landscapes.

The following standards are intended to avoid or reduce impacts regarding visual, sound, privacy, and/or glare impacts to and from land uses, and to implement the crime prevention

and security standards ~~and guidelines~~ contained in this Chapter. In all locations where walls are either required by this Code, or desired by the owner of the property, the walls shall conform to this Chapter.

A. Fence and Wall Height.

1. The maximum height of any freestanding wall or fence in a required front yard setback shall be four (4) feet, including Single Family Residential.
2. In areas behind a required front yard setback and within the required rear and side yards, the maximum height of walls shall be eight-ten (810) feet, except where necessary to screen service areas (see Section 4-706 F.). ~~When visible from a public street, school, park or common area, any~~ Any such wall in excess of six (6) feet shall require approval of the ~~development~~ Development services ~~Services manager~~ Manager. Any wall in excess of six (6) feet shall require a building permit.
3. ~~No walls, buildings, landscaping, or other visual obstruction in excess of two (2) feet in height (measured from street curb) shall be placed within a clear vision area as defined in Section 4-205. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.~~ Refer to Clear Vision Requirements, Section 4-702 G.

B. Reverse Frontage Walls. An eight (8) foot masonry wall shall be required along the rear ~~of reverse frontage lots,~~ including single family.

C. Wall Design. All required walls shall be located and designed based on the intended screening function, proposed use, and adjoining uses, as follows:

1. Walls placed between a residential district and any commercial use, industrial uses, or surface parking lot shall be constructed of masonry, concrete, ornamental iron, or equal or better quality material, as approved through Design Review;
2. All masonry walls shall have an architectural texture, color and material compatible with the primary building on-site (or on respective sides). Walls may have ornamental decorative ornamental iron fence panels, vertical pickets with spacing that is consistent with the Uniform Building Code, as an integral part of the design of the wall;
3. A living wall or see-through ornamental iron fence may be approved as a substitute for masonry if the wall is not required for visual screening of mechanical equipment, outdoor storage areas, or parking areas. See Landscape Design Guidelines in Appendix.

C.D. Land Use Buffers. Property lines of parcels developed for multifamily, mixed-use, commercial, office, or industrial uses that are adjacent to or separated by an alley

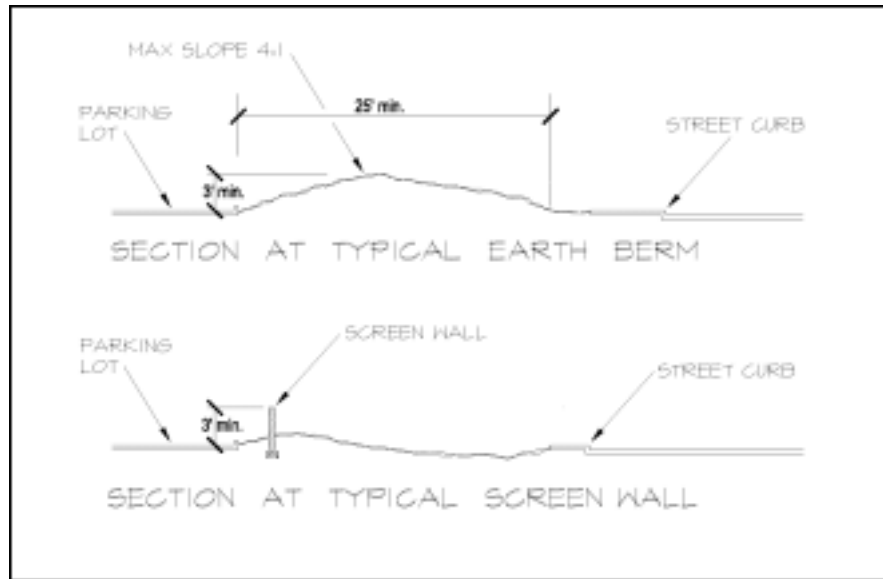
from any- single family residential- district (except when land is used for city parks) or use shall provide a wall and landscape screen in conformance with the following standards:

1. Screen planting areas shall be at least six (6) feet clear in width;
2. Screening shall conform to the Landscape Design Guidelines in the Appendix;
3. These buffer areas shall contain trees with a maximum spacing of twenty (20) feet on center; ~~All such trees shall be a minimum two inch (2") caliper and minimum 8' in height;~~
4. ~~Wall height requirements are located in Section 4-706.A, and all~~ All walls shall be constructed of masonry or concrete material and shall be a minimum of eight (8) feet in height; ~~Screens and walls shall not conflict with ADA accessibility requirements;~~
5. Screens and walls shall provide for natural surveillance, when required by the Development Services Manager; ~~related materials, portals, openings, and detailing shall be as required by Design Review approval;~~ and
6. Where a commercial, office or industrial development of over fifty thousand (50,000) square feet of building area is located adjacent to a ~~residence or residential~~-single family residential district or use, the landscape buffer described above in this section shall be a minimum of twenty (20) feet wide (adjacent to that user), adjacent to that use. with This buffer shall be planted with two rows of trees along the interior side of the required wall. ~~Each row is to contain trees with a minimum caliper of one and one half (1 ½) inches and a minimum 6' in height spaced at thirty (30) feet on center and staggered by fifteen (15) feet to the adjacent row to create a canopy of eighty (80) percent or greater within three years, and staggered~~ for maximum effect in screening the two ~~(2)~~-uses.

D.E. Parking Lot Screens. All on-site parking areas adjacent to streets shall be screened from street view. This standard can be met through the use of the following screening methods, which may be used individually or in combination:

1. A parking lot screen wall shall be in-~~stalled~~ adjacent to the edge of the parking lot. The top of the parking lot screen wall shall be a minimum of three (3) feet above the adjacent parking lot surface. Parking lot screen walls shall be constructed of masonry or concrete, be a minimum of eight (8) inches in thickness, and incorporate offsets and relief. Open areas or portals for natural surveillance shall be provided, if required by the Development Services Manager; or
2. Earth berms, if used in lieu of or in conjunction with screen walls, shall have a maximum slope of 4:1 and minimum width of twenty-five (25) feet. Berms are allowed only when there is sufficient area to create a three (3) feet tall berm. (See Figure 4-706D)

Figure 4-706D: ~~Screening Berm~~Parking Lot Screens



E.F. Outdoor Storage Areas. All outdoor storage areas for materials, vehicles, trailers, equipment, trash or other similar items shall be screened by a masonry or concrete wall to screen the view of these uses from public rights-of-way and adjoining residential, commercial and ~~multi~~mixed-use ~~zone~~ districts. This wall shall be a minimum of eight (8) feet tall but not to exceed ten (10) feet tall, measured from the highest adjacent grade within twenty (20) feet or street curb, whichever is higher. ~~The wall height, materials, or design may be modified by the decision making body upon the applicant's demonstrating that an alternate design would provide equal or superior screening and appearance given the site conditions and surrounding uses.~~

F.G. Refuse ~~Service~~ Areas. All ~~service bays~~refuse areas, loading, delivery and ~~refuse areas~~ service bays shall be screened from street view by a minimum of a six (6) foot high masonry wall, ~~except that the decision making body may approve an alternate design that provides equal or better screening given the site~~ Site conditions and surrounding uses will be used to determine maximum height of walls adjacent to loading areas, service bays, mechanical equipment, etc. that are required to be screened.

~~**G. Reverse Frontage Walls.** An eight foot masonry wall shall be required along the rear of reverse frontage lots (including single family lots).~~

H. Alleys. Screening requirements along alleys shall be the same as for land use buffers, ~~See Section 4-706A706 D., except when alley access is allowed by use permit per Section 4-502 E 2. Where an alley also forms a land use district boundary, only one screening wall is required.~~

I. Mobile Home Parks, Mobile Home Subdivisions, and Trailer Parks.

Perimeter boundaries of all mobile home parks, mobile home subdivisions and trailer parks shall contain a screening and security wall with a minimum height of eight (8) feet, measured from the highest adjacent grade within twenty (20) feet. The wall shall be of masonry or concrete construction with architectural texture finish and color to be compatible with other ~~buildings in the~~ developments in the vicinity. The perimeter wall shall be designed to create an attractive appearance, incorporating elements such as recesses, piers, pilasters, contrasting courses and texture. The area between the wall and the public street shall be landscaped, and the wall may contain pedestrian access gate(s) ~~allowing police and emergency access from the street~~, as approved through Design Review. Landscape treatments adjoining mobile home and trailer park developments shall be maintained by the mobile home or trailer park operators.

~~J. Wall Design. All required walls shall be located and designed based on the intended screening function, proposed use, and adjoining uses, as follows:~~

~~1. Walls placed between a residential district and any commercial use, industrial uses, or surface parking lot exceeding 10,000 square feet shall be constructed of masonry, concrete, ornamental iron, or equal or better quality material, as approved through Design Review;~~

~~2. All masonry walls shall have an architectural texture, color and material compatible with the primary building on site (or on respective sides). Walls may have ornamental decorative ornamental iron fence panels, vertical pickets with spacing that is consistent with the Uniform Building Code, as an integral part of the design of the wall;~~

~~3. A living wall or see through ornamental iron fence may be approved as a substitute for masonry if the wall is not required for visual screening of mechanical equipment, outdoor storage areas, or parking areas. See Landscape Design Guidelines in Appendix.~~

Chapter 8 – Lighting

Section 4-801 Purpose and Applicability.

Section 4-802 Photometry Plan.

Section 4-803 Lighting Standards.

Section 4-804 Prohibited Lighting.

Section 4-805 Exemptions.

Section 4-801 Purpose and Applicability.

- A. **Purpose.** This Chapter applies to lighting for uses on parcels (i.e., not in the public right-of-way). It is intended to ensure appropriate lighting levels that support way finding and crime prevention, allow flexibility in architectural design, minimize undesirable light and glare into adjoining properties, and minimize light pollution into the nighttime sky.
- B. **Applicability.** Except as noted in section 4-805, all exterior lighting installations require the approval of the Development Services ~~Department~~ Manager prior to installation. Any person applying for a building, electrical or sign permit to install outdoor lighting fixtures shall as a part of said application submit evidence that the proposed work will comply with the provisions of this Chapter.

Section 4-802 Photometry Plan.

Any building or development submitted for a building permit approval shall contain information on the type of lighting and illumination levels proposed (“photometry plan”). The contents of photometry plans shall be as specified ~~in the Application Submittal Requirements~~ in the Appendix.

Section 4-803 Lighting Standards.

Prior to issuance of a building, electrical or sign permit, the Development Services Manager shall determine that the submitted plans and details for said permit are in conformance with the following standards. The stamping of the plans and the signature of the Development Services Manager or ~~his~~ designated representative and the date of the signature shall indicate that the plans are in conformance. Should the applicant desire to substitute outdoor light fixtures or lamps to be installed on private property after a permit has been issued, the applicant shall submit all changes to the Development Services Manager for approval, with adequate information to assure compliance with this Chapter.

- A. Illumination in General.** Exterior lighting shall provide for appropriate and desirable nighttime illumination for all uses on and related to the site, including, but not limited to, pedestrian pathways, plazas, courtyards, building entrances, parking and driveway areas, automatic teller machines (ATMs), and other outdoor spaces commonly used at night. Lighting of exterior areas shall reduce conflicts between building design and landscape treatments, provide appropriate surveillance for crime prevention, and minimize glare or intrusive light onto adjoining properties and into the night sky.
- B. Illumination Levels.** The maximum foot candles for on-site lighting is forty (40) foot candles as measured at grade, based on light loss factor of 0.68 for metal halide lighting and 0.72 for high pressure sodium lighting. Refer to Section 4-805 Exemptions.
- C. Mounting and Operation of Light Fixtures.** The mounting and operation of light fixtures shall be governed by the following:
1. Building mounted light fixtures shall be attached only to walls and the top of the fixture shall not be higher than necessary to illuminate the area required;
 2. In any residential zoning district or within fifty (50) feet of any residential zoning district, freestanding light fixtures shall not exceed eighteen (18) feet ~~tall~~in height. Within the next fifty (50) to one hundred fifty (150) feet of any residential zoning district, freestanding light fixtures shall not exceed twenty-five (25) feet ~~tall~~in height. In all other locations, freestanding light fixtures shall not exceed thirty (30) feet tall;
 3. To comply with 1 and 2 above-height shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture;
 4. Controls for lights for rest rooms identified for general public use shall be of the style that cannot be turned off or on by users other than staff;
 5. Light fixture design:
 - a. All luminaires used for security shall be vandal resistant that resist tampering, incorporate vandal resistant refractors (lens) and be provided with a gasket or seal that is designed to resist rain, dust and insect contamination;
 - a.b. Outdoor light fixtures, which are fully shielded to direct all light below a horizontal plane through the bottom of the fixture and have no lens, which drops below the fixture, may use any illumination source, ~~(up to a maximum of 40 foot-candles, sec 4-803.B).~~;
 - b.c. Outdoor light fixtures which have a lens or diffuser which is visible above the horizontal plane and constructed of white/opal glass are considered

non-shielded and filtered and shall be limited to the light output equal to a 100 watt incandescent bulb, ~~(no greater than 1700 lumens);~~

~~e.d.~~ Outdoor light fixtures which have a lens or diffuser which is visible above the horizontal plane and constructed of clear or prismatic glass are considered non-shielded and non-filtered and shall be limited to the light output equal to a 50 watt incandescent bulb ~~(no greater than 600 lumens).~~

~~d.e.~~ All conduit shall be concealed;

~~e.f.~~ The foot candle level at the property line adjacent to a single family district (from the proposed lighting) shall not exceed one-half (.5) foot-candle. ~~Specifications for lighting~~ Lighting next to a residential use shall not spill over onto that use; ~~and, The Development Services Manager may require lower light levels and other standards next to residential uses to minimize light pollution and reduce glare.~~

g. Lighting fixtures used to illuminate an outdoor advertising sign (billboard) shall be mounted on the top of the sign structure and shall comply with the shielding requirements of this Chapter.

6. Ornamental twinkling lights are permitted when part of a window display, patio, landscape or other integral part of a business, provided that they do not exceed ~~four-one-half~~ (4.5) foot candles at the property line and do not conflict with the provisions of Section 4-803C.5.e, above, related to adjacent residential use.
7. Other conditions related to lighting may be required through Design Review.

D. Specific Areas to be Illuminated. The following areas on a building or development shall be illuminated to the minimum security lighting levels shown below:

1. All loading areas and docks shall be illuminated from dusk to dawn, with four (4) foot-candles of light ~~from dusk to dawn,~~ at finish grade to six (6) feet above finish grade;
2. Carport parking structures shall be illuminated from dusk to dawn, with three (3) foot-candles, including the adjacent landscape area ~~from dusk to dawn~~ at finish grade to six (6) feet above finish grade;
3. Parking structures or parking garages shall be illuminated from dawn to dusk, with ten (10) foot-candles ~~dawn to dusk~~ and from dusk to dawn, with four (4) foot-candles ~~from dusk to dawn.~~ Sub-level parking shall be continuously illuminated twenty-four (24) hours a day with a minimum maintained of four (4) foot-candles at finish grade to six (6) feet above finish grade. Transitional lighting will be required at all entry areas;

4. All stairwells, landings and under areas under the lower landing shall be continuously illuminated with five (5) foot-candles. ~~All luminaires shall be vandal resistant that resist tampering, incorporate vandal resistant refractors (lens) and be provided with a gasket or seal that is designed to resist rain, dust and insect contamination;~~
5. Breezeway lighting shall be illuminated from dusk to dawn, with four (4) foot-candles ~~from dusk to dawn~~. Transitional lighting will be required at all entry areas to the breezeway corridor;
6. Exterior pedestrian walkways and adjacent landscape areas within twenty (20) feet of the walkway shall be illuminated from dusk to dawn, with one-half (0.5) foot-candle of light from grade to six (6) feet above finish grade ~~and illuminated from dusk to dawn~~. Pedestrian gates shall be illuminated from dusk to dawn, with ~~to~~ five (5) foot candles and one (1) foot candle within a 20 foot radius;
7. Retention areas shall be illuminated from dusk to dawn, with one-half (0.5) foot-candle of light from grade to six (6) feet above finish grade ~~and illuminated from dusk to dawn~~;
8. Cluster or gang mailboxes shall be illuminated from dusk to dawn, with five (5) foot-candles of light for a fifteen (15) foot radius of the mailboxes;
9. Parking lots, aisles and refuse areas shall be illuminated from dusk to dawn as follows:
 - a. Parking spaces shall be illuminated with two (2) foot candles;
 - b. Parking aisles shall be illuminated with one (1) foot candle;
 - c. Refuse areas shall be illuminated to two (2) foot candles, with gates five (5) foot candles;
- ~~9-10. All building entrances shall be illuminated with five (5) foot-candles at the entrance and two (2) foot candles within a 15 foot radius from the center point of the entrance. Secondary lighting may be required to supplement the primary security lighting due to design elements and landscape conflicts, in order to meet the minimum lighting criteria;~~
- ~~10. Parking lots, aisles and refuse areas shall be illuminated as follows:~~
 - ~~a. Parking spaces shall be illuminated with two (2) foot candles;~~
 - ~~b. Parking aisles shall be illuminated with one (1) foot candle;~~
 - ~~c. Refuse areas shall be illuminated to two (2) foot candles, with gates five (5) foot candles;~~

~~d. All building entrances shall be illuminated with five (5) foot candles (between dusk to dawn) at the entrance and two (2) foot candles within a 15 foot radius from the center point of the entrance.~~

11. Secondary lighting may be required to supplement the primary security lighting due to design elements and landscape conflicts, in order to meet the minimum lighting criteria;

Section 4-804 Prohibited Lighting.

Except as provided under Section 4-805 Exemptions, the following types of lights are limited or prohibited, as applicable:

A. Mercury Vapor. The installation or use of mercury vapor fixtures is prohibited.~~**Recreational Facility.** No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m. except to conclude any recreational or sporting event or other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11:00 p.m.;~~

~~**B. Outdoor Building, Landscape Treatments and Signs.** The unshielded outdoor illumination of any building or landscape treatment is prohibited, except as noted in Section 4-803.C.5, above. Lighting fixtures used to illuminate an outdoor advertising sign (billboard) shall be mounted on the top of the sign structure and shall comply with the shielding requirements of this Chapter.~~

~~**C. Mercury Vapor.** The installation or use of mercury vapor fixtures is prohibited.~~

Section 4-805 Exemptions.

A. **Exemptions.** The following types of lights are exempt from the standards in Sections 4-803 and 4-804:

1. Lighting used for single family homes and accessory buildings, provided no measurable light spills over to adjacent property.

~~2.~~ ~~Flag pole lighting;~~

- ~~3.~~ ~~2.~~ Lighting specifically directed at a flag may be unshielded and unfiltered provided that the beam spread is limited to a narrow spot (approximately 7 degrees) and the fixture aperture is concealed by a matrix grid to limit glare.

- ~~4.~~ ~~3.~~ Lighting of baseball fields, softball fields, football fields, soccer fields, golf courses and golf driving range, and other similar sporting venues shall be exempt from the height and shielding requirements in Section 4-803 C.;

- ~~5.~~ ~~4.~~ Lighting of baseball fields, softball fields, football fields, soccer fields, golf courses and golf driving ranges, and other similar sporting venues, shall be allowed to exceed the maximum illumination limitation level of ~~forty (40)~~ foot-candles until 11:00 PM. No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m. except to conclude any recreational or sporting event or other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11:00 p.m.;

- ~~6.~~ ~~5.~~ Automobile dealerships in the Autoplex are allowed a maximum illumination level of eighty (80) foot-candles at display areas until 11:00 pm;

- ~~7.~~ ~~6.~~ Fossil fuel light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels is exempt from the provisions of this Section;

- ~~8.~~ ~~7.~~ City of Tempe ornamental lighting is exempt from the provisions of this Section and is a permitted lighting installation;

- ~~9.~~ ~~8.~~ Glass tubes filled with neon, argon or krypton do not require shielding or filtering;

- ~~10.~~ ~~9.~~ Lighting necessary for construction or emergencies is exempt from the provisions of this Chapter, provided said lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting;

- ~~11.~~ ~~10.~~ Searchlights require a temporary exemption approval, as provided ~~under subsection 4-805A.12,~~ below:

~~12.~~11. Temporary exemptions to the requirements of this Chapter may be granted by the Development Services Manager upon finding that the exemption does not violate any provision of Part 3 (Land Use) or Part 5 (Overlay Districts), and it would not pose a hardship on any adjacent property or use. Such requests shall be submitted in writing on a form provided by the Development Services Department and include the following information:

- a. Specific exemption(s) requested;
- b. Type and use of exterior light involved;
- c. Duration of time for requested exemption;
- d. Type of lamp and foot candles;
- e. Total wattage of lamp(s); and
- f. Proposed location of exterior light.

~~13.~~12. For street lighting within the public right-of-way, the Development Services Manager or Public Works Manager may approve an alternate type of lighting not otherwise provided in this Chapter if he or she finds that the proposed design, material or method:

- a. Provides approximate equivalence to the specific requirements of this article; or,
- b. Is otherwise satisfactory and complies with the intent of this article.

Chapter 9 – Signs

- Section 4-901 Purpose and Applicability.**
- Section 4-902 General Sign Standards.**
- Section 4-903 Permitted Signs.**
- Section 4-904 Sign Permits, Fees and Procedures.**

Section 4-901 Purpose and Applicability.

A. Purpose. The sign regulations are designed to encourage the creation of an ~~aesthetic~~attractive appearance throughout the city, while eliminating signs that may contribute to visual clutter. The regulations for signs have the following specific objectives:

1. To reflect and support the desired character and development patterns of the various ~~zonings and plan~~ districts.
2. To allow for adequate and effective signs in ~~commercial and industrial~~all zones—zoning districts while preventing signs from dominating the appearance of the area.
3. To distinguish between signs that require visibility from automobiles and those that are oriented to pedestrians.
4. To require ~~sound~~ design, construction, installation, and proper maintenance so that the public safety and traffic safety are not compromised.
5. To provide standards for location, size, construction, type, and number of signs.
6. To provide reasonable limits on the magnitude and extent of graphic communication presented to the public.

B. ~~B.~~ Applicability. The regulations in Chapter 9 are applicable to all signs in the city, except as noted in Section 4-902 D. and J.3.

C. Non-Commercial Speech. Signs authorized in this chapter are allowed to contain non-commercial copy in lieu of any other copy.

Section 4-902 General Sign Standards.

A. **Definitions.** For definitions related to signs, refer to Section 7-120, “S” Definitions.

B. **Prohibited Signs.** Prohibited signs include:

1. Non-public signs in public right-of-way or on public property except portable signs in the CC district ~~signs~~ allowed by encroachment permit, lease, or other city approved method ~~portable signs in CC district~~, and approved banner signs installed pursuant to the city’s banner program;

2. Signs mounted on a building roof;

~~3. Portable signs except as otherwise permitted;~~

4.3. Signs that are mounted, attached, or painted on trailers, boats or vehicles when used as additional signage on or near the business premises; and similar signs. Business vehicles displaying signage or advertising shall be parked in an assigned parking space which is not immediately adjacent to a street frontage;

5.4. Signs having intermittent or flashing illumination, animated or moving parts, or that emit sound ~~(except as allowed under Section 4-903 F, N, and O, V.);~~

6.5. Freestanding changeable copy signs, except ~~for service stations and theaters~~ as allowed under. ~~(See Section 4-903 N, S, R and V);~~

7.6. Banners, pennants, wind-driven spinners, steamers, balloons, flags, search lights, strobe lights, holographic projections, laser light displays, beacons, inflatable signs, except as otherwise provided in Section 4-903 ~~T, S~~;

~~8. Service bay mounted signs, banners, or advertising;~~

9.7. Signs imitating official traffic control signs, or any sign or device obscuring such signs or devices;

10.8. Signs mounted on, or applied to trees, utility poles, rocks, or city owned property;

11.9. Signs placed on private property without the property owner’s written approval;

12.10. Off-premise/off-site signs, except as permitted in Sections 4-903 ~~D, C~~ (boutique directional sign), Section 4-903 ~~O, M~~ (lead-in sign), Section 4-903 ~~Q~~ O (political sign), or Section 4-903 ~~V, T~~ (subdivision advertising);

~~13. Road side memorials;~~

~~14.11.~~ Business identification/advertising signs ~~are prohibited~~ in single family zoning districts, except that permitted home occupations may have a business identification sign ~~of not more than one (1) square foot~~ per Section 4-903 D. 7.

C. Unauthorized Signs. An unauthorized sign is one that is illegally displayed in the city right-of-way, on city property, or on private property without the property owner's consent. City staff may remove such signs. These signs may be disposed of, as per Sections 26-51 through 26-59 of the Tempe City Code if unclaimed within thirty (30) days.

D. Exempt Signs. The following signs are exempt from this Code and do not require permits:

1. Traffic or other governmental street signs, such as railroad crossing signs and notices, as may be authorized by the City.
2. Signs of public utility companies indicating danger or that serve as an aid to public safety, or that show the location of underground facilities or public telephones.

E. Ceased Signs. The owner, agent, tenant or person having beneficial interest in the business, property or premises on which such sign is located shall remove ceased signs within one (1) year upon cessation of such business or sale of such product.

F. Sign Height Measurement. Sign height measurements are as follows:

~~1.~~ "Freestanding sign": Height is the distance from the top of the sign structure to the top of the curb. The height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height;

~~2.~~ "Wall or building mounted": Height is the distance from the top of the sign structure to the top of the curb.

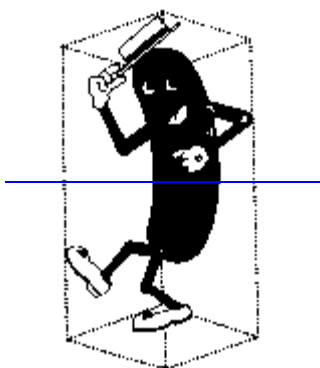
G. Sign Area Measurement. Sign area measurements are as follows:

1. Sign area will include the areas of all the following signs on site that pertain to any one business:
Awning Signs,
Building Mounted Signs,
Freestanding Identification Signs,
Freeway Signs,
Service Station Signs,
Theater/Museum Marquee Signs; ~~The maximum total area for all signs on the premises for any one business may be equal to one (1) square foot of sign area for every lineal foot of business frontage, as measured by the primary business entry frontage;~~

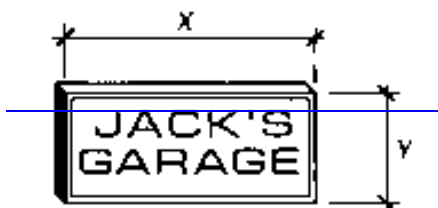
2. The maximum total area for all signs on the premises for any one business may be equal to forty (40) square feet plus one (1) square foot of sign area for every lineal foot of business frontage beyond forty (40) lineal feet, as measured by the business frontage. Businesses with freeway frontage may have additional sign area, see Section 4-903 K. Freeway Signs; Sign area will include the areas of all permitted signs. Directional signs assisting in the flow of traffic, street addresses, and signs necessary for safety (e.g., stop engine, no smoking), not exceeding two (2) square feet in area per sign are exempt from total sign area;
3. Internal businesses and brands contained within a host business are allowed exterior signage. Sign area utilized by the internal business/brand shall be deducted from the sign area allowed for the host business sign area; within the area allowances for the entire building and/or site;
4. One sign face: Area of the single face only;
 - a. Sign copy mounted or painted on a background panel or area distinctively painted, textured, illuminated, or constructed as a background for the sign copy, shall be measured as the area contained within the geometric shape of the background panel or surface; and



- b. Sign copy mounted as individual letters or graphics against a wall or fascia of a building or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, shall be measured as the area enclosed by the smallest geometric shape that will enclose all sign copy;
- ~~5. Sign area for a sign with more than one component (e.g., a service station identification/price sign combination on a monument base, mounted on the same surface) will be measured as the area of the smallest geometric shape that encompasses the components of the sign;~~



~~6. Sign copy mounted or painted on a background panel or area distinctively painted, textured, illuminated, or constructed as a background for the sign copy, shall be measured as the area contained within the geometric shape of the background panel or surface;~~

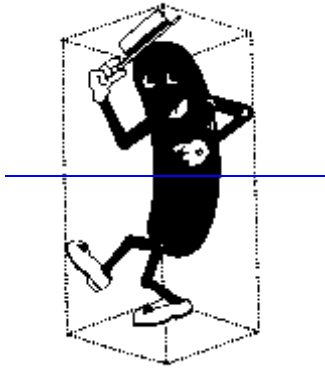


~~7. Sign copy mounted as individual letters or graphics against a wall or fascia of a building or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, shall be measured as the area enclosed by the smallest geometric shape that will enclose all sign copy;~~



8.5. Multiple sign faces:

- a. Two (2) faces: If the interior angle between the two (2) faces is forty-five degrees (45) or less, the area will be the area of one face only; if the angle between the two (2) sign faces is greater than forty-five degrees (45), the sign area will be the sum of the areas of the two (2) faces;
- b. Three (3) or more sides: Sign area will be calculated as 50% of the sum of all faces.



c. Sign area for a sign with more than one component (e.g., a service station identification/price sign combination on a monument base, mounted on the same surface) will be measured as the area of the smallest geometric shape that encompasses the components of the sign;

9.6. Free form, spherical, sculptural, and other non-planar signs:

- a. Sign area will be calculated as 50% of the sum of the area of the four (4) vertical sides of the smallest cube that will encompass the sign.



H. Sign Illumination. Signs may be illuminated internally or externally as provided by this Code (See also, Section 4-803 and 4-804, Lighting) and/or as specified by approved sign criteria:

1. Sign face shall function as a filter for an internally illuminated sign. (See Section 4-803);
2. Sign illumination from above shall be fully shielded;
3. Sign illumination from below shall comply with the dark sky section in Section 4-803 C. 5.4;

4. Illuminated signs shall require a sign permit, comply with the ~~Tempe City Code and shall comply with~~ all provisions of the Tempe ~~electric~~ Electric Code; and
5. Exposed electrical conduit or exposed raceways are ~~allowed~~ only with design review approval.

I. Sign Maintenance. Sign maintenance requirements are as follows:

1. Signs on a property shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.
2. A damaged sign, including signs vandalized or subjected to graffiti, shall be repaired within sixty (60) days.
3. Metal pole covers and sign cabinets shall be kept free of rust and rust stains.
4. Internally illuminated sign cabinets or sign panels that have been damaged shall remain un-illuminated until repaired.
5. Signs that have been damaged to such extent that it may pose a hazard to passersby, as determined by the Development Services Manager, shall be repaired or removed immediately.
6. Maintenance of legal non-conforming signs shall be consistent with applicable Arizona law. A legal nonconforming sign that has been damaged to the extent of more than fifty percent (50%) of its reproduction value shall be removed or altered so as to conform to the provisions of Part 3, Chapter 5 Non-conforming situations.
7. Failure to comply with these sign maintenance requirements shall constitute a violation of this Code.

J. Comprehensive Sign Package.

1. When a site is developed as a complex/center, or multi-tenant development, a comprehensive sign package shall be provided for the property, ~~unless as~~ and approved ~~by the~~ through Design Review ~~Board~~;
2. For tenants of complex/centers and multi-tenant developments, sign permits will only be issued for signs that comply with the previously approved comprehensive sign package, ~~if or receive approval through Design Review~~ applicable; and
3. For the Regional Commercial Center district (RCC), a comprehensive sign package, which establishes standards for business signs, shall be ~~established~~

approved by the Design Review Board and City Council. ~~The RCC is not subject to the standards of this chapter.~~

Section 4-903 Permitted Signs

For permitted signs, see individual requirements in this section.

Table 4-903A Permitted Signs

| Sign Types | Single Family Districts | Multi-Family Districts | Commercial, Mixed Use and <u>Office/Industrial</u> Districts |
|--|-------------------------|------------------------|--|
| Address Signs | P | P | P |
| Awning Signs | N | P | P |
| Boutique Directional Signs | P | P | P |
| Building Mounted Signs | P | P | P |
| Construction Signs | P | P | P |
| Directional Signs | N | P | P |
| Directory Signs | N | P | P |
| Flags | P | P | P |
| Freestanding Identification Signs | <u>P</u> <u>N</u> | P | P |
| Future Development Signs | P | P | P |
| Holiday Decorations | P | P | P |
| Lead-In Signs | P | P | P |
| Menu Board | N | N | P |
| Non-Commercial Speech | P | P | P |
| Political Signs | P | P | P |
| Portable Signs | N | N | P (<u>CC district only</u>) |
| Sale, Lease or Rent Signs | P | P | P |
| Service Station Signs | N | N | P |
| Special Event Signs | N | P | P |
| Subdivision Advertising | P | P | P |
| <u>Subdivision Identification Sign</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Theater/Museum Marquee Sign</u> | <u>N</u> | <u>N</u> | <u>P</u> |
| Window Signs | N | N | P |

P = Permitted

N = Not permitted

- | ~~A.~~Non-Commercial Speech.
- | ~~B.~~A. Address Sign.
- | ~~C.~~B. Awning Sign.
- | ~~D.~~C. Boutique Directional Sign.
- | ~~E.~~D. Building Mounted Signs.
- | ~~F.~~E. Construction Sign.
- | ~~G.~~F. Directional Sign.
- | ~~H.~~G. Directory Sign.
- | ~~I.~~H. Flags.
- | ~~J.~~I. Freestanding Identification Sign.
- | ~~K.~~J. Freeway Sign.
- | ~~L.~~K. Future Development Sign.
- | ~~M.~~L. Holiday Decorations.
- | ~~O.~~M. Lead-in Sign.
- | ~~P.~~N. Menu Board.
- | ~~Q.~~O. Political Sign.
- | ~~R.~~P. Portable Sign.
- | ~~S.~~Q. Sale, Lease or Rent Sign.
- | ~~T.~~R. Service Station Signs.
- | ~~U.~~S. Special Event Sign.
- | ~~V.~~T. Subdivision Advertising.
- | U. **Subdivision Identification Sign.**
- | ~~W.~~V. Theatre/~~Museum~~-Marquee Sign
- | ~~X.~~W. Window Signs.

~~**A.Non Commercial Speech.** Signs authorized in this chapter are allowed to contain non-commercial copy in lieu of any other copy.~~

B.A. Address Sign. Address sign requirements are as follows:

1. Identification signs and site addresses shall be visible from public access to the property. The height, quantity, size, location, color, and material of address letters and numbers on buildings, signs, and directories shall be as required by the Development Services Manager or through Design Review. Addresses shall be at least four (4) inches in height and have a color contrast with the background color of at least fifty (50) percent.
2. When a building is internal to a multiple building site and a directory sign is provided, the address shall be visible from the internal drive or pedestrian path.
3. One and two family dwellings shall provide four (4) inch address numbers on the front elevation, and on the front and rear elevations when abutting an alley. ~~Buildings-Developments, properties, or sites~~ with perimeter walls shall have the address number on the outside of the wall; and
4. No sign permit is required for a site address sign unless it is internally illuminated.

CB. Awning Sign. Awning sign requirements are as follows:

1. Sign copy including logo or trademark shall not exceed fifty percent (50%) of each awning face (including valance);
2. May only be displayed on the ground floor and second floor awnings;
3. ~~Front lighting Illumination~~ for awning signs is permitted subject to Design Review approval; and. ~~Back lighting for awning signs is not permitted.~~
4. A sign permit is required.

DC. Boutique Directional Sign. Boutique directional al sign requirements are as follows:

1. A boutique shall have obtained a city sales tax license prior to displaying such signs;
2. Shall only be displayed during business hours;
3. Each boutique shall be allowed a maximum of four (4) signs. Prior to displaying signs, the operator of the boutique shall provide the city with a

document that specifies the locations of where each sign shall be displayed. The operator shall be responsible for limiting the signs to those specific locations;

4. Shall be portable and shall not exceed three (3) square feet in area nor three (3) feet in height;
5. Shall be placed without creating a traffic hazard, as determined by city staff. Such sign shall not be placed in a traffic median, city right-of-way, on a public sidewalk or bicycle path; and
6. No sign permit is required.

ED. Building Mounted Sign. Building mounted sign requirements are as follows:

1. Shall be mounted to the wall or fascia of the building;
2. Shall be eighty (80) percent or less of their horizontal or vertical backgrounds unless otherwise approved by Design Review-;
3. May be flag-mounted in the Central Commercial district and in the Pedestrian Overlay District, and may only be located on the ground floor and second floor of the building;
4. Shall not exceed the height of the building;
5. In the Multi-Family district, a building mounted sign not exceeding six (6) square feet in area is permitted. The height of such sign shall not exceed ten (10) feet;
6. A sign permit is required;
7. For one and two (2) family dwellings, an identification sign not exceeding one (1) square foot in area is permitted ~~giving the name only of the land or building on which displayed or of the owner or lessee thereof~~; and a sign permit is not required.

F.E. Construction Sign. Construction sign requirements are as follows:

1. Shall be displayed only on the actual construction site;
2. Shall not exceed eight (8) feet in height nor thirty-two (32) square feet in area;
3. Shall be removed prior to the issuance of a certificate of occupancy for the site; and
4. No sign permit is required.

G.F. Directional Sign. Directional Sign Requirements are as follows:

1. May be a maximum of three (3) feet in height and two (2) square feet in area; and
- ~~2. Signs exceeding three (3) feet in height or two (2) square feet in area, will be included in the total aggregate sign area for the business; and~~
- ~~3.2.~~ No sign permit is required unless such sign is illuminated.

H.G. Directory Sign. Directory sign requirements are as follows:

- ~~1. As determined by the Development Services Manager, any property may be required to have directory signage with address numbers where building address is not visible. Such directory signs shall be internally illuminated and show the street address, layout of the complex, the location of the viewer, and the unit designations within the complex;~~
- ~~2.1.~~ Properties occupied by three (3) or more ~~structures~~ buildings shall have an internally illuminated directory that shows the street address, layout of the complex, the location of the viewer, and the unit designations within the complex. Directories shall be sufficient in number and placed in locations to insure that law enforcement and emergency personnel can easily locate a particular address or individual unit;
- ~~3.2.~~ Shall not exceed six (6) feet in height or twenty-four (24) square feet in area;
- ~~4.3.~~ Shall not include any advertising copy; and
- ~~5.4.~~ A sign permit is required.

I.H. Flags. Flag requirements are as follows:

1. Flag poles shall not exceed thirty-five (35) feet in height. A maximum of three (3) flagpoles are allowed on a site;
2. Any flag flown in conjunction with the United States or State of Arizona flag shall be flown beneath them and shall not exceed them in size ~~or 36 square feet in area, whichever is lesser;~~
3. Flag illumination. (refer to lighting ~~section~~ Section 4-805 A.); and
4. A sign permit is not required

J.I. Freestanding Identification Sign. Freestanding identification sign requirements are as follows:

~~1. Single use buildings on their own lot are allowed one (1) freestanding sign per street frontage;~~

~~1.2.~~ All complex/centers/multi-tenant buildings are allowed one (1) freestanding sign per street frontage;

~~2.a.~~ May include one (1) additional freestanding sign for every three hundred (300) feet after the initial six hundred (600) feet, measured from the intersection of the projected property lines.

3. Maximum height, including any supporting structures, shall be ~~eight~~ (8) feet, and maximum area shall be twenty-four (24) square feet;

4. ~~may~~ May identify a center or building, and a maximum of four (4) tenants;

5. ~~shall~~ Shall have monument-type bases of masonry construction or other architectural grade material approved through design review;

~~6. shall not include any advertising copy other than trademarked brand identification;~~

~~7.6.~~ Address numerals shall be included on all freestanding sign structures, except subdivision identification signs. The numerals shall be at least ~~four~~ (4) inches in height; and

~~8.7.~~ A sign permit is required.

K.J. **Freeway Sign.** Freeway sign requirements are as follows:

1. Freestanding

a. Any property or center with more than one thousand (1000) feet of lineal frontage adjacent to a freeway right-of-way (I-10, US 60, Loop 202, Loop 101, and SR 143), may have such signs;

b. One (1) freestanding sign per freeway frontage;

c. Maximum height, including any supporting structures, shall be ~~thirty-five~~ (35) feet, and maximum sign area shall be one hundred twenty (120) square feet;

d. Sign must be located within three hundred (300) feet of freeway right-of-way;

e. May identify a center or building, and a maximum of four (4) tenants; and

~~f. Shall not include any advertising copy other than trademarked brand identification; and~~

~~g.f.~~ A sign permit is required.

2. Building Mounted

a. Any building, except residential, located within three hundred (300) feet of a freeway right-of-way (I-10, US 60, Loop 202, Loop 101, and SR 143), may have such signs;

b. The maximum total ~~area~~ for building mounted freeway signs on the premises ~~for any one business~~ may be equal to two (2) square feet of sign area for every lineal foot of building frontage ~~oriented adjacent~~ to the freeway. ~~(In addition to the maximum total sign area, note on sign area measurement requirements.)~~ Allocation of the total sign area to individual tenants shall be determined through a comprehensive sign package, approved by Design Review; and

~~c. May identify tenants of the building that are oriented to the freeway right-of-way; and~~

~~d.c.~~ A sign permit is required.

L.K. **Future Development Sign.** Future development sign requirements are as follows:

1. Shall include ~~the name(s) of the project architect, developer and contractor;~~
2. Such signs shall be ~~eight (8) feet in height and a maximum of thirty-two (32) square feet in area ;~~
3. May be maintained for twelve (12) months ~~and shall be removed prior to the issuance of a certificate of occupancy;~~
4. Shall not be internally illuminated;
5. Shall be located on the development site;
6. Only one sign shall be displayed per street frontage; and
7. A sign permit is required.

M.L. **Holiday Decorations.** Holiday Decorations for residential uses are permitted. Holiday decorations for non-residential uses are subject to the following requirements:

1. Holiday decorations may be displayed on a temporary basis for traditionally accepted civic, patriotic or religious holidays;
2. Holiday decorations shall not be displayed sooner than thirty (30) days prior to the holiday to which they pertain, and shall be removed no later than fifteen (15) days following the holiday to which they pertain;

3. Balloons are not considered to be holiday decorations;
4. Such decorations shall not be displayed in a manner as to constitute a traffic hazard; and
5. No sign permit is required.

N.M. Lead-in Sign. Lead-in sign requirements are as follows:

1. Maximum height shall be three (3) feet and maximum area shall be three (3) square feet ; no illumination is allowed;
2. A maximum of four (4) ~~signs~~ shall be displayed for each home for sale or rent;
3. Complexes, developments or subdivisions shall not display more than four (4) such signs;
4. Shall only be displayed when a sales/lease person is on duty at the property. signs shall not be left out overnight;
5. Signs shall not be placed so as to create a traffic hazard as determined by the Development Services Manager. Such signs shall not be placed in a traffic median, public sidewalk, bicycle path on city property or in city right-of-way between the sidewalk and the curb; and
6. No sign permit is required.

O.N. Menu Board. Menu board requirements are as follows

1. Building Mounted Menu ~~b~~Board ~~requirements are as follows:~~
 - a. Shall not exceed six(6) square feet in area;
 - b. May be illuminated;
 - c. The sign area for a menu board shall not be counted in the total aggregate sign area for the business in determining the allowable sign area for the business; and
 - d. Sign permit is required if illuminated.
2. Freestanding Menu Board requirements for drive through restaurants are as follows:

- a. Shall not exceed forty five (45) square feet in area nor eight (8) feet in height. Height and area includes accessory clip-ons;
- b. Two signs per business ~~is~~are allowed. The sign(s) shall not be placed within a clear vision triangle and shall not conflict with ADA accessibility requirements;
- c. The sign area for menu board(s) shall not be counted in the total aggregate sign area for the business in determining the allowable sign area for the business;
- d. May be illuminated, and emit sound only as part of a transaction of business. Sound emission must comply with Tempe City Code 20-6; and
- e. Sign permit is required if illuminated.

P.O. Political Sign. Political signs are regulated by this Chapter in terms of their location, and time allowance because of the secondary effects associated with such signs – namely litter, traffic safety hazards, and aesthetics in general – and not because of their content. Requirements are as follow:

1. Shall only be located on property with the owner's permission;
2. Signs shall not be located on city property, in city right-of-way, or within a required clear vision area;
3. Shall be removed within ten (10) days after the relevant election. At the end of the ten (10) day period, the sign becomes an unauthorized sign, as per Section 4-902 C.; and
4. No sign permit is required.

Q.P. Portable Sign. Portable sign requirements are as follows:

1. Signs are prohibited in City right-of-way, except in the CC district subject to an encroachment permit or lease;
2. Signs are allowed in the Commercial, Mixed Use, and Office/Industrial Districts for ground floor and second floor uses;
- ~~2.3.~~ Signs are allowed in the Commercial, Mixed Use, and Industrial Districts; Signs shall not occupy required parking areas, landscaped areas, or vehicular driveways (including fire lanes);
- ~~3.4.~~ May be a maximum of six (6) square feet in area and six (6) feet in height and shall not be counted in the total aggregate sign area for the business in determining the allowable sign area for the business;
- ~~4.5.~~ Signs requirements are as follows:

- a. Signs limited to one (1) sign per business;
- b. Located within three (3) feet of the building frontage;
- c. Located within ten (10) feet of the business entry if a ground floor use;
- d. Located within ten (10) feet of the stairway or elevator providing access to the business if not a ground floor use;

5.6. Signs must allow for a minimum 6' wide pedestrian path across the building frontage and to and from all building entrances and exits; ~~and~~

6.7. Signs may be displayed only during the normal hours of operation; ~~And~~

8. No sign permit is required.

R.Q. Sale, Lease or Rent Sign. Sale, lease, or rent sign requirements are as follows:

- 1. May be six (6) square feet in area and eight (8) feet in height;
- 2. Shall only be displayed on the property for which they pertain. Only one sign shall be displayed per street frontage. Sign shall not be counted in the total aggregate sign area for the business in determining the allowable sign area for the business;
- 3. Shall not be illuminated; and
- 4. No sign permit is required.

S.R. Service Station Signs. Service station sign requirements are as follows:

1. Building Mounted Sign. Allowed per Section 4-903 D.

1.2. Freestanding Sign.

- a. One freestanding sign is allowed per street frontage;
- b. ~~s~~Shall not exceed twenty-four (24) square feet in area nor eight (8) feet in height;
- c. The price component may have changeable copy which shall not exceed twelve (12) square feet in area;
- d. The sign shall have a monument base of masonry construction or other architectural grade material approved through design review;

- e. Address numerals shall be included on all freestanding sign structures. The numerals shall be at least four (4) inches in height; and
- f. A sign permit is required.

~~2.3.~~ ~~A pump~~ **Pump-Topper Sign.** ~~is a sign, which is affixed to the top or sides of an operable fuel dispensing pump.~~

- a. Shall not exceed three (3) feet in area and does not count towards total sign area for the business;
- b. Such signs may display instruction, price, or advertising copy pertaining to any product sold on site; and
- c. No sign permit is required; and

~~4.4.~~ **Canopy Sign.**

- a. Maximum two (2) signs per canopy;
- b. Shall not exceed six (6) square feet per sign;
- c. May be illuminated; and
- d. A sign permit is required.

T.S. Special Event Signs. Special Event Sign requirements are as follows:

- 1. Grand ~~opening~~ **Opening** signs ~~are subject to the following:~~
 - a. All businesses shall be permitted to display grand opening signs, on a one-time basis, for a maximum of thirty-(30) consecutive days. Grand openings may be extended by written approval of the Development Services Manager in the event that a business is currently processing through Design Review Board for sign approval, but in no event shall the permit extension exceed sixty (60) days in duration;
 - b. Grand opening permits may include banners, pennants, wind-driven spinners, streamers, balloons, flags, and inflatable signs; and
 - c. A sign permit is required and must be displayed visible to the public during the allowed time of the permit.
- 2. Significant ~~event~~ **Event** signs ~~are subject to the following:~~
 - a. are limited to (1) event per year for up to seven (7) consecutive days;
 - b. may include banners, pennants, wind-driven spinners, streamers, balloons, flags, and inflatable signs; and

- c. A sign permit is required and must be displayed visible to the public during the allowed time of the permit.
- 3. Going ~~out~~ Out of ~~business~~ Business signs ~~are subject to the following:~~
 - a. All businesses shall be permitted to display going out of business signs on a one-time basis for a maximum of thirty (30) consecutive days;
 - b. The business shall cease and be discontinued at that specific location upon the disposal of the stock of goods on hand or after thirty (30) days, whichever comes first after the going out of business signage is first displayed;
 - c. may include banners, pennants, wind-driven spinners, streamers, balloons, flags, and inflatable signs; and
 - d. A sign permit is required and must be displayed visible to the public during the allowed time of the permit.

U.T. Subdivision Advertising. Subdivision advertising requirements are as follows:

- 1. May be maintained for a period of two (2) years, or until all the lots in the subdivision are sold, whichever occurs first;
- 2. May be illuminated, but shall not be located within one hundred (100) feet of any existing structure;
- 3. One sign shall be displayed per street frontage (perimeter), with a maximum of two (2) such signs per recorded subdivision;
- 4. Shall not exceed eight (80) square feet in area nor twelve (12) feet in height;
- 5. Any off premise subdivision advertising sign shall not exceed thirty-two (32) square feet in area nor eight (8) feet in height and shall require a use permit;
- 6. Total maximum allowable sign area shall not exceed one hundred sixty (160) square feet per recorded subdivision including all on-site and off-site signs;
- 7. Festive flags allowed with a maximum height of three (3) feet; and
- 8. A sign permit is required.

U. Subdivision Identification Sign. Subdivision identification sign requirements are as follows:

- 1. May be used to identify a subdivision;
- 2. May be wall mounted or freestanding;

3. Each sign shall not exceed eight (8) feet in height, nor twenty-four (24) square feet in area;
4. A twenty-four (24) square foot sign may be displayed on either side of a street providing direct access to the subdivision and serving as a major entry;
5. May be illuminated per Section 4-902 H.; and
6. A sign permit is required.

V. Theater/~~Museum~~ Marquee Signs. Theater/~~Museum~~ marquee sign requirements are as follows:

1. Theater/Museum Marquee signs may use intermittent or scrolling illumination, or changeable copy to display civic, theatrical or performance information;
2. Building Mounted
 - a. Shall be mounted to the wall or fascia of the building;
 - b. Shall be eighty (80) percent or less of their horizontal or vertical backgrounds unless otherwise approved by Design Review;
 - c. Shall not exceed the height of the building; and
 - d. A sign permit is required.
3. Freestanding
 - a. Theaters and museums are allowed one (1) freestanding sign per street frontage of the lot, center or complex in which the theater/museum is located;
 - b. Maximum height, including any supporting structures, shall be eight (8) feet, and maximum area shall be twenty-four (24) square feet;
 - c. Address numerals shall provided on a freestanding sign structure, per Section 4-903 I. 6.; and
 - d. A sign permit is required.

~~2. A sign permit is required.~~

W. Window Signs. Window sign requirements are as follows:

1. Shall be limited to twenty-five percent (25%) of the total window area in which it is placed, including all graphics and trademarks. For the purposes

of this Code, doors are not considered windows and the twenty five percent (25%) limitation is measured as the smallest rectangle to include all graphic, logos, and copy. Sign requirements may be modified or revised by the Development Services Manager when necessary for security and crime prevention;

2. Shall not be placed above the ground floor of the building without Design Review Board approval; and
3. No sign permit is required.

Section 4-904 Sign Permits, Fees and Procedures.

A. Sign Permits and Fees.

1. A sign permit shall be required in order to erect, install, relocate, modify or change any sign within the city ~~unless otherwise noted~~. "Modify", as it is used herein, shall mean any change in or to an existing sign, its face, copy, colors or supporting structures; except that maintenance of a sign shall not be considered a modification.
2. Failure to conform to the conditions of a sign permit, including any conditions or stipulation attached thereto by the city council or ~~any applicable board~~ other decision-making body, shall render such permit void.
3. Fees for sign permits shall be required and payable in such sums as the City Council may, from time to time, establish by resolution.
4. All electrical work must comply with the Tempe electrical code.

B. Permit Procedures. Sign Permit Criteria. Sign permits are subject to review and approval by the Development Services ~~Director~~ Manager, or Design Review Board as per Section 6-205. The following information shall be submitted to obtain a sign permit, except as may be waived or modified by the Development Services ~~Director~~ Manager:

1. Two (2) drawings, prepared to scale, of the proposed signage shall be submitted to the Development Services Department; ~~and~~ and shall include all of the following information:

~~2. The two (2) scaled drawings shall include all of the following information:~~

- a. The address of the site for the proposed signage;
- b. All sign dimensions, including the height of the signage and all sign area calculations;
- c. Sign materials and colors;

of

- d. A site plan showing the proposed locations of signage;
- e. ~~Any building~~ Building elevations drawn to scale and dimension showing proposed locations of signage;
- f. ~~The sources of sign illumination and applicable details of the fixture and screening~~ Details of the light fixture or other source of sign illumination;
- g. Details of visual screening or shielding of the light fixture;
- ~~g.h.~~ h. The applicant's name, name of business, business address, and work telephone number; and
- ~~h.i.~~ i. The fee as required.